



2009-2010

CAPER

Community
Development
and
Housing

High Point,
North Carolina

Michael McNair
Director

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FY 2009 – 2010

CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT

I. Executive Summary

Required by the U.S. Department of Housing and Urban Development (HUD), the CAPER serves as a report card for the City of High Point's Community Development and Housing program. This extensive annual report summarizes and evaluates activities funded for the past fiscal year through federal grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (Participating Jurisdiction, once a city is large enough to stand on its own)
- Lead Hazard Control funds
- Neighborhood Stabilization Program

Each year the Community Development & Housing Department (CDHD) is required by HUD to submit an Annual Action Plan outlining proposed use of funds to be awarded to the City of High Point in the upcoming year, setting goals and setting performance measures. This CAPER is based on the 2009 – 2010 Annual Action Plan, reviewing accomplishments, evaluating performances, and reporting on activities undertaken by the City of High Point for fiscal year 2009-2010: July 1, 2009 through June 30, 2010.

II. Sources of Funding

For thirty-six years the City of High Point has been an entitlement City¹, receiving its Community Development Block Grant allocation directly from HUD. The legislation authorizing the federal government to disburse these funds is Title 1 of the Housing and Community Development Act of 1974 as amended. The primary goal of this law is the development of viable urban communities: program objectives include provision of decent housing, suitable living environments, and expanded opportunities primarily for low-to-moderate income individuals and families. 100% of both HOME- and CDBG-funded programs benefitted low to moderate income High Point residents. Projects and activities funded with CDBG funds must meet at least one of the three broad National Objectives; all CDBG-funded projects and activities implemented met one of the national objectives.

- Benefit low and moderate income persons
- Aid in prevention/elimination of slums/blight
- Meet community development needs which have a particular urgency

¹ Entitlement is based on such factors as population, age of housing, and poverty levels.

The HOME Investment Partnership program affirms the federal government's commitment to help provide decent, safe and sanitary affordable housing to low-to-moderate income citizens. FY 2009-10 marked the fifth year that High Point received its HOME allocation as a PJ, or Participating Jurisdiction². HOME funds require a 25% local match, unlike CDBG funds which are match-free. HOME funds are allocated by formula and must be committed within two years and spent within five years, or they revert to HUD. The HOME program was created under the auspices of the National Affordable Housing Act of 1990, providing funding and guidelines to assist in developing affordable housing strategies addressing local housing needs. The program is designed to increase the supply and availability of affordable housing, and build public/private partnerships between state/local governments and affordable housing providers. HOME projects and activities reported in this CAPER meet one of the two HOME National Objectives:

- To expand the supply of decent, safe, sanitary and affordable housing
- To strengthen public/private partnerships

HUD is required by law to set income limits in determining eligibility of applicants for assisted housing programs which use HUD funds. The income guidelines provided to High Point reflect incomes for the Greensboro-High Point Metropolitan Statistical Area (MSA). The table below contains 2009 income limits with breakdowns by family size and income categories for High Point. These guidelines form the basis of eligibility criteria for the City's CDBG and HOME-funded projects. According to the 2005-2010 Consolidated Plan, High Point families with incomes at or below 30% of the area median income are at the greatest risk for housing problems. These families also have the greatest risk of exposure to lead-based paint hazards. All beneficiaries of the city's CDBG and HOME programs must meet these income guidelines.

2009 Income Levels (Source: HUD)				
Persons In Household	Very Low Income (30% Median)	Low Income (50% Median)	Moderate Income (80% Median)	Area Median Income
1	\$12,300	\$20,500	\$32,750	\$40,938
2	\$14,050	\$23,400	\$37,450	\$46,813
3	\$15,800	\$26,350	\$42,100	\$52,625
4	\$17,550	\$29,250	\$46,800	\$58,500
5	\$18,950	\$31,600	\$50,550	\$63,188
6	\$20,350	\$33,950	\$54,300	\$67,875
7	\$21,750	\$36,250	\$58,050	\$72,563
8	\$23,150	\$38,600	\$61,800	\$77,250

² Jurisdictions meet funding thresholds; notify HUD of intent to participate, and receive HUD approval of Consolidated Plan to qualify as a PJ.

III. Summary of Resources

HUD regulations require the City to identify all resources expected to be available in the Annual Action Plan. The table below identifies resources that were projected to be available versus the actual funding realized to develop a coordinated and comprehensive approach to core goals identified in the 2009-10 Action Plan. The City projected a total of \$8,173,180 in available resources for use in HUD programs for the 2009-10 program year. Distribution of those resources comparing the projected versus actual funding is presented in the table below:

Funding Source	Projected	Actual	Variance
2009-10 CDBG	781,587	716,642	64,945
2009-10 HOME	498,359	347,468	150,891
Prior Year CDBG	-0-	-0-	-0-
Prior Year HOME	170,789	170,789	-0-
Consortium HOME funds	150,000	66,074	83,926
CDBG-R (Recovery Act or ARRA)	208,721	194,929	13,793
Shelter Plus Care	159,264	62,740	96,524
Shelter Plus Care Program Income	-0-	8,294	(8,294)
Lead Hazard Control	2,800,000	1,079,380	1,720,620
Neighborhood Stabilization Program	2,625,000	402,523	2,222,477
Health & Human Services	47,000	-0-	47,000
Governor's Crime Commission (GCC)	70,720	63,662	35,189
DOJ---Weed & Seed	217,000	106,211	110,789
EAC --- General Fund	65,357	64,024	1,333
CDBG Program Income	150,000	215,110	(65,110)
HOME Program Income	5,000	121,031	(116,031)
HOME Consortium Program Income	30,000	40,464	(10,464)
Project Re-entry Local Match (GCC)	17,406	11,844	5,562
2009 - 10 HOME match	176,930	146,141	30,789
TOTALS:	8,173,133	3,817,325	4,355,808

The City drew down approximately 46% of available resources. The majority of variance can be traced to draw and implementation of the Lead Hazard Control program and the Neighborhood Stabilization Program.

IV. Uses of Funding

As outlined in the 2009 – 2010 Annual Action Plan, CD&H proposed the design and implementation of various housing and housing assistance strategies including rehabilitation, down-payment assistance for first-time homebuyers, and affordable housing/new construction as well as lead hazard abatement and emergency repairs.

Community and neighborhood development activities were designed to assist improvement projects; provide public services; help low/moderate-income residents acquire needed information and skills for capacity-building; provide relocation service; and offer housing for the chronically homeless as outlined in the Guilford County Ten-Year Plan to End Homelessness.

Leveraging

The City continues to leverage private funding through local participating lenders for the Down Payment and Closing Costs Assistance Program funded through the HOME and NSP programs for 39 properties, a total in FY 09-10, \$3,436,638 in leveraged private funds.

To support new housing construction, the City leveraged private funding through non-profit developers for the Infill Housing Program funded through the HOME program. In FY 09-10, \$733,595 of private funds was leveraged for 7 homes in areas of the City targeted for redevelopment.

Affordable Housing	
Affordable Housing Program Delivery	386,098
Community Housing Development Organizations	145,543
Emergency Repair Program	34,084
CDBG-R (Recovery Act)	208,721
Homebuyer Assistance	187,480
Individual Development Accounts Program	82,000
Neighborhood Stabilization Program	2,625,000
Lead Hazard Control Program	2,800,000
Southside Revitalization Activities	400,789
TOTAL	7,046,645
Community and Neighborhood Development	
Community Capacity-Building Delivery Costs	168,235
Shelter Plus Care Program	159,264
Public Service Grants	56,853
Community Resource Programs	40,000
Weed & Seed Program	217,000
Project Re-entry	88,126
Community Outreach (EAC—regular City budget)	65,357
Relocation due to Code Enforcement	5,000
TOTAL	819,835
Program Administration	
Program Administration	186,317
5-year Consolidated Plan Preparation/Contract	120,336
TOTAL	306,653
GRAND TOTAL	8,173,133

V. General Narratives

A. Assessment of Three-to-Five-Year Goals and Objectives

The City of High Point's 2005-10 Consolidated Plan established a unified, coordinated vision for community development actions for a five year period. Key elements of this consolidated plan are its emphasis on citizen participation and the collaborative nature of the process. High Point uses the input from citizens and its community development partners to determine its housing and community development needs, to develop strategies for addressing those needs, and to undertake specific actions consistent with those strategies. CDHD completed the fifth year of the 2005-10 Consolidated Plan (Conplan) which outlined goals and objectives for the City of High Point.

The City of High Point must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, the community must invest its scarce public resources wisely. Therefore, as a general principle, the City will attempt to expend public funds in a way that leverages the commitment of private sector support and community partnerships whenever possible. Through the public participation and consultation process, the City has identified the community's overall goals and priorities as follows:

1. Provide decent and affordable housing for lower-income households

- Low income (<80% AMI) homeowners who live in substandard housing . **Strategies:**
 - Continue to use CDBG funds to fund urgent repairs for qualified units
 - Continue to use HOME and CDBG funds to fund substantial rehabilitation for qualified units.
 - Continue to incorporate handicap, weatherization, and lead-based paint improvements into all substantial rehabilitations.
 - Design and implement a home maintenance education program for recipients of City funds.
- Low income renters (<60% AMI) who live in substandard housing. **Strategies:**
 - Enhance and promote the existing rental rehabilitation program.
 - Monitor and enforce rent and property standards for completed projects.
 - Intensify code enforcement efforts and provide relocation assistance that is consistent with federal standards.
 - Leverage existing City resources by utilizing the federal low income tax credit program and self-financed bonds.
 - Work cooperatively with the Housing Authority and Habitat for Humanity to develop homebuyer opportunities.
 - Provide educational opportunities related to fair housing, tenant rights, etc.
- Low income renters (60-80% AMI) who are potential homebuyers. **Strategies:**
 - Provide down payment and closing cost assistance to qualified homebuyers.
 - Leverage City resources by utilizing the State Housing Finance Agency Homeownership Program (2nd mortgages).
 - Provide homebuyer education and counseling with an emphasis on credit.
 - Explore the opportunity of expanding the Housing Authority's rent-to own program to include non-housing authority residents.

- Encourage mixed income developments in Hope VI and CHDO projects.
- Utilize HUD funds to purchase lots for infill development.
- Provide down-payment and closing costs assistance to 130 qualified homebuyers through Macedonia, CHDO development, Infill, and City-Wide programs.
- Provide 25 North Carolina Housing Finance Agency supplemental mortgages.
- Serve 500 potential homebuyers through homebuyer education and credit education.

2. Provide housing and services for homeless populations with special needs

- Service-enriched transitional and permanent housing for homeless persons with special needs. **Strategies:**
 - Promote and make CDBG public service funds available to homeless agencies that operate emergency shelters
 - Partner with other funding agencies to encourage development of transitional and permanent housing
 - Continue to strengthen partnership with the local Continuum of Care.

3. Promote neighborhood and economic development

- Strengthen and enforce regulatory requirements. **Strategies:**
 - Work with the Code Enforcement Department to enhance code enforcement activities (vacant lots and structures).
 - Consider the feasibility of implementing mandatory inspections for all rental property in the City.
 - Review zoning regulations to promote the development of affordable housing particularly mixed income homeownership.
- Promote economic development. **Strategies:**
 - Promote economic development in the Core-City by implementing a Section 108 Small Business Loan Pool.
 - Support efforts of the Housing Authority and Triad Economic Development Corporation to develop a small business incubator.
- Promote neighborhood stability, revitalization and quality of life. **Strategies:**
 - Strengthen partnerships with neighborhood associations (community pride, education, family services, educations, etc.).
 - Design and implement specific beautification strategies, including neighborhood cleanups.
 - Promote recreational opportunities for area youth.
 - Prioritize the Macedonia, South Side, Five Points, West End, East Central, and Washington Drive neighborhoods and develop revitalization plans accordingly.
 - Support Hope VI projects undertaken by the Housing Authority.
 - Concentrate City funding in selected neighborhoods to create maximum impact. Programs include Weed and Seed, redevelopment activities, CHDO Development/Infill ,and various rehabilitation programs.

- Build community capacity and better coordinate neighborhood services through the regular dissemination of information. Examples include Community Development Day workshops, self-help workshops, activity updates, etc.

Progress and accomplishments toward these goals are summarized in the charts on the following pages.

Goal 1 – Increase Supply of Affordable Housing

Need	5-year Goal	FY 2009-2010 Actual	FY 2005-10 Total
#1. Low income (<80% AMI) homeowners who live in substandard housing	<ul style="list-style-type: none"> • Conduct 325 urgent repairs • Complete 40 substantial repairs • Implement home maintenance education program for 200 residents 	25	199
		1	36
		0	-0-
#2. Low income Renters (<60% AMI) who live in substandard housing	<ul style="list-style-type: none"> • Complete substantial repairs on 35 investor-owned units • Produce 3 low-income housing tax credits and/or self-financing bond projects • Facilitate development of 10 homebuyer opportunities with the Housing Authority and Habitat for Humanity 	0	19
		0	-0-
		8	18
#3. Low income renters (60-89% AMI) who are potential homebuyers	<ul style="list-style-type: none"> • Provide Down payment and closing cost assistance to 130 qualified homebuyers • Provide 25 NC Housing Finance Agency supplemental mortgages • Serve 500 potential homebuyers through homebuyer education and credit education 	25	124
		0	0
		199	811

Goal 2 – Provide Housing and Services for Homeless Populations with Special Needs

Need	5-year Goal	FY 2009-2010 Actual	FY 2005-10 Total
<p>Service-enriched transitional and permanent housing for homeless persons with special needs.</p>	<ul style="list-style-type: none"> • Provide mechanism in public service allocation of operational funding of emergency shelters. Provide at least 5 allocations dedicated to serve the homeless. • Complete 5 rehabilitation or acquisitions of transitional or permanent housing projects • Continue providing staff liaison to partner with local Continuum of Care 	<p>City was a charter member with many public & private agencies in developing the Guilford County <i>Ten-Year Plan to End Chronic Homelessness</i></p> <p>Provided 10 units of permanent housing for the homeless via Shelter Plus Care program in partnership with Open Door Ministries</p> <p>City remains an active partner with the Guilford County Continuum of Care</p>	<p style="text-align: center;">15</p>

Goal 3 – Promote Neighborhood and Economic Development

Need	5-year Goal	FY 2009-2010 Actual	FY 2005-10 Total
#1. Strengthen and enforce regulatory requirements	<ul style="list-style-type: none"> Active involvement with City's code enforcement to identify vacant lots and structures 	CD&H works closely with Inspections to identify properties with blighting influences in low/mod communities	N/A
#2. Promote economic development	<ul style="list-style-type: none"> Successfully apply for Section 108 loan to support small business loan pool. 	<p>The small business loan program will be designed to attract reinvestment in the Core-City and create for retain jobs. The city will partner will local banks make loans to finance the loan pool utilizing Section 108 loan proceeds to fund the city's share. Loans will be split 60% (banks) and 40% (city). CD&H has also successfully applied for Neighborhood Revitalization Strategy Area (NRSA) designation from HUD for significant portions of Core City. NRSA designation will promote comprehensive revitalization when future CDBG funding becomes available.</p>	<p>Council conducted a public hearing on the section 108 loan application on September 7, 2009 and authorized staff to submit an application for funding.</p>
	<ul style="list-style-type: none"> Support efforts to develop one small business incubator in core City 	<p>Several local agencies continue to express interest in developing a business incubator but no definitive action has occurred. The city is considering designating a local Community Development Corporation as a Community-Based Dev. Organization to assist with the implementation of the Small Business Loan Pool.</p>	N/A
#3. Promote neighborhood stability, revitalization and improved quality of life	<ul style="list-style-type: none"> Continue to provide capacity building activities for neighborhood groups and community leaders in targeted Core-City neighborhoods Implement a minimum of 10 beautification strategies & neighborhood clean-ups Participate in development of Core-City Plan. 	<p>Services provided: 6 computer classes; 1 job-readiness classes; assistance to 200 ex-offenders; tax assistance to 320; 19 public service grants; entrepreneur classes</p> <p>Facilitated 5 clean-ups and 3 beautification projects</p> <p>CD&H funded the Washington Drive District Plan which will be used as a guide to physically and economically revitalize the area.</p>	<p>30</p> <p>Adopted by Council on December 15, 2008.</p>

B. Affirmatively Furthering Fair Housing

As a HOME Participating Jurisdiction (PJ), the City of High Point must adopt affirmative marketing procedures and requirements for any housing with five or more HOME-assisted units. Affirmative marketing differs from general marketing activities because it specifically targets potential tenants and homebuyers who are least likely to apply for the housing, in order to make them aware of available affordable housing opportunities. PJs have an obligation to develop and adopt affirmative marketing procedures, and to specify the affirmative marketing procedures that they will require project owners to undertake. In addition, PJs must periodically evaluate the impact of their affirmative marketing procedures to ensure that they are meeting the goals of affirmative marketing. One of the methods used by the City to meet this requirement is the regular provision of homebuyer education workshops. The Department contracts with Consumer Credit Counseling Services (CCCS), a division of Family Service of the Piedmont, Inc. to provide twelve (12) monthly first-time homebuyer seminars using the HUD-approved curriculum, **NFCC Keys to Home Ownership**. CCCS was responsible for marketing the homebuyer/homeowner education program through public access TV, local newspapers and custom-made brochures/flyers. Two newspaper advertisements are placed in the High Point Enterprise prior to each class. Family Service's marketing director was given some discretion in the scheduling of these ads based on what proved to be most effective for generating participants. In order to assure access to low-income residents, the City reserves 5 seats in each class for residents of the High Point Housing Authority. Flyers advertising dates and location of homebuyer education classes were placed in the numerous locations to maximize circulation:

- Various sites in City Hall (Collections Department Pay Window, CD&H Department and City Hall Bulletin Boards)
- Parks and Recreation Facilities
- Community & Neighborhood Development Center
- High Point Public Library

Additionally, flyers and posters were located at the sites of the homebuyer education classes: Southside Recreation Center, Roy B Culler Jr. Senior Center, Community Neighborhood Development Center, Oakview Recreation Center, GTCC, YWCA, Greater First United Methodist Church, local Banks and Local Government Credit Unions and Macedonia Family Resource Center in an effort to ensure that all persons, regardless of their race, color, national origin, age, religion, sex, disability or familial status, were aware of the affordable housing opportunities generated by the HOME Program activities.

The City also facilitates an annual Lender's Certification and Realtor Information Workshop which reviews lending criteria to access the City's down-payment assistance program with financial institutions. The City's lending requirements are designed to protect low/moderate income homebuyers from predatory lending practices. Predatory lending practices may include excessively high fees and commissions, the misrepresentation of the mortgage terms and conditions, high interest rates and repeated financing of loans and balloon payments. To become a Participating Lender, the institution must provide:

- Loans with origination fees of 1% or less
- No additional fees for providing the loan, i.e. broker fees
- LTV not less than 90%

- A maximum loan that does not exceed the FHA Mortgage limit
- Market interest rate
- Information, education and facilitation of the application process
- Assurance of applicant's eligibility
- Proof of mortgage broker's license and copy of lender's certification
- Complete document package as required on behalf of the buyer to CD&H

Lenders are notified of the training workshop by means of email invitation and personal reminders.

Human Relations Department and Fair Housing

The Human Relations Department provides three principal services:

- Fair Housing and Equal Employment Advancement
- Civic Engagement Programming
- Multiculturalism and Diversity Training

In addition, we:

- Partner with agencies on initiatives that address human rights issues and improve quality of life
- Sponsor a student human relations commission for grades 9 - 12
- Hold forums
- Convene special interest meetings
- Provide special programming
- Conduct outreach activities

The High Point Human Relations Commission is comprised of 13 public citizens and 3 city liaisons who review and advise on issues of human rights, organizing special events and building public awareness. There are four main committees under the Commission: Executive, Fair Housing, Education, and Special Programs. The Commission meets the second Thursday of each month at 5:30 PM. The High Point Human Relations Commission and Department continue to address equal opportunity housing issues within the jurisdiction through community outreach, education, and enforcement. The Commission and Department direct special emphasis toward prevention of discrimination by education and actively engaging community stakeholders. Several points of focus during the past year highlight the commitment of the Department and Commission.

- **Technology**

The Human Relations Department along with other City departments have been engaged in a major renovation of our presence on the internet. The new web site will include tools that will assist citizens in accessing staff and resources. The department's new web site will have access to more tools and have a friendlier user interface. In the case of the Human Relations Department this will allow us to:

- publish documents online such as Fair Housing Pamphlets and our Landlord/Tenant Handbook
- receive Fair Housing inquiries electronically from individuals who visit our web site
- announce and manage Fair Housing events
- provide online access to presentations and videos that inform and educate the public about Fair Housing issues

- **Public Dialogue and Local Media Convey Message**

During National Fair Housing Month and Community Development Week, Human Relations Department Staff collaborated with other City departments (Community Development and Housing and Inspections) and Legal Aid of North Carolina to provide a panel discussion on Fair Housing and relating issues. Community members were encouraged to engage presenters during question and answer sessions. Staff members have made appearances on local talk radio shows. During these segments staff discussed relevant topics with the on-air hosts that including explanations of Fair Housing and its importance to the community.

- **Education Is Key to Prevention**

The Human Relations Department seeks to educate and consequently prevent discrimination in housing. To that end, departmental staff provide individual and group training. Staff design and redesign training sessions and materials on a case-by-case basis. The trainer assesses participants ahead of time to determine their current level of knowledge and their personal and professional needs. Based on the assessment, staff presents federal, state, and local laws in an engaging and personable manner that encourages attendees to empathize and identify with others when engaging in housing transactions. Core to these sessions is a practical and working understanding of fair housing law. Among those participating in training have been individual citizens, local housing authority staff, local housing authority contractors, real estate professionals, community and school groups.

- **Reaching Out Gets the Word Out**

The Human Relations Staff frequently make outreach efforts to small groups and community events. Included in these outreach encounters are a general introduction to the Department and explanation of available services. Particular attention is given to the staff's role as Fair Housing educators and enforcers of the local fair housing ordinance. In conjunction with other local agencies, staff members were featured in a video presentation that gives a brief introduction to fair housing and resources available in the department. The Department has collaborated with High Point University and provided internship opportunities for students. Students learn about the operations of a Municipal Human Relations Department and its functions. A major component of this experience includes specific projects related to Fair Housing Law and education. Students expand their knowledge of Title VIII and state and local fair housing laws.

- **Complete Count Supports Outreach and Enforcement**

Staff members worked with city and county complete count committees to encourage full participation in U.S. Census enumeration efforts. Increased accuracy of Census Data provides a resource for understanding housing patterns among certain protected classes and promotes a better understanding of the demographics of the city.

- **Healthy Homes Support Healthy Children**

Staff members continue to collaborate with LEAD SAFE, a local initiative funded by federal grant monies to identify homes contaminated with lead paint where small children live or frequent. In addition to assisting with outreach efforts, the Department is providing education and support for good fair housing practices so that in the process of helping families, caregivers, housing providers and community members protect children are not discouraged from pursuing housing opportunities.

- **Department Seeks Substantial Equivalence**

The Department has received an evaluation from HUD on our application for substantial equivalence. The High Point City Attorney is in the process of reviewing the High Point Fair Housing Ordinance for revision. These efforts support the jurisdiction's intent that the City become a FHAP (Fair Housing Assistance Program) that supports and enforces Title VIII. As a HUD-designated FHAP, High Point will have access to technology, training, and financial resources to effectively promote Fair Housing practices. From July 2009 to June 2010 the Human Relations Department received 44 housing related inquiries and complaints:

Fair Housing Issues:

Total Clients	Asian	Black	Latino	Native American	White	FHH	Inquiry	Complaint
14	1	10	1	1	1	6	12	2

Protected Class:

Total Clients	Race	Color	National Origin	Religion	Sex	Disability	Familial Status
14	6	6	1	1	0	5	0

Landlord/Tenant Contacts:

Total Clients	Asian	Black	Latino	Native American	White	FHH	Inquiry	Complaint
30	0	17	0	1	12	14	30	0

Total Clients	Eviction	Repairs	Unfair Practices	Security Deposits
30	5	27	1	1

Resolution of Complaints and Inquiries:

Total	Inquiry Analysis/	Education	Referrals	Mediation	Conciliation	Irreconcilable	Court	No Reply
44	42		28	0	2	0	0	0

The Human Relations Department and Commission have engaged in activities this past year which affirmatively promoted Fair Housing in our jurisdiction and the Triad. Standard practices continue to be:

- Stocking current information about fair housing in different languages
- Providing training about fair housing to citizens engaging in real estate transactions
- Convening educational forums, seminars, and classes about fair housing
- Receiving and investigating fair housing and landlord tenant complaints
- Provided conciliation to resolve fair housing and landlord tenant issues
- Providing a proclamation to the mayor declaring April as Fair Housing Month
- Sponsoring/attending outreach events to disseminate fair housing information

Established partners in continuing to further affirmative fair housing in High Point are:

- The City of High Point Community Development and Housing Department
- The Latino Family Center of High Point
- The High Point YWCA
- The Housing Coalition of High Point
- The High Point Housing Coalition
- The Greensboro Office of HUD
- The Charlotte-Mecklenburg Community Relations Department
- The City of Winston-Salem Human Relations Department
- The City of Greensboro Human Relations Department
- The High Point Housing Authority
- The Triad Apartment Association
- The High Point Regional Association of Realtors
- US Department of HUD FHEO FHAP Division

The Human Relations Department has moved onward with great support from High Point City Council, Council Liaison, Foster Douglas; HPHRC Acting Chair Cam Criddlebaugh III; HPHRC Fair Housing Committee & Chair Milagros Amaro; City Manager Strib Boynton; City Attorney Fred Baggett; Assistant City Attorney JoAnne Carlyle; CDHD Director Mike McNair; High Point YWCA; High Point Housing Coalition; Latino Family Center of High Point; High Point Chapter of the NAACP; West End Ministries; HPFD Chief Taylor; HPPD Chief Fealy; High Point 911 Center; Planning & Zoning Director Lee Burnett; IT Communications Director Steve Lingerfelt; Maintenance Operations Director Tim McKinney; Customer Services Director Warren Larsen; High Point/Thomasville Chapter of the American Red Cross International Services Committee; and Kenneth J. Carroll Director of HUD FHEO FHAP Division.

IV. Affordable Housing

A. Compliance with URA

City of High Point complies with all requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) as amended, as described in 49 CFR Part 24; and with the Housing and Community Development Act of 1974 (HCD Act of 1974) as amended, as described in 24 CFR Part 42. The City of High Point complies with the Uniform Relocation Act (URA) relative to providing relocation benefits to eligible persons and households displaced through federally assisted programs and activities. The department's acquisition strategy focuses on contiguous properties within the Core City area. Occasionally the Department researches and investigates acquisition opportunities outside those areas to remove a blighting influence. During the past program year, the City acquired five (5) properties for redevelopment. Three (3) homes were vacant; two (2) were occupied at the time negotiations were initiated.

Accomplishments: During the 2009-10 CAPER reporting period, City relocated two (2) clients as a result of acquisition activities. In accordance with the Uniform Relocation Act, specifically 49 CFR Part 24 Subpart C, relocation assistance was provided.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
2	2	0	1	1	0	0	2

Relocations	Units
1005-B Martin St	1
219 N. Hoskins St	1
Total	2

PHA Role: The City continues its positive relationship with the High Point Housing Authority, working cooperatively and sharing information for development and stability of neighborhoods.

B. Community Housing Development Organization (CHDO)



Allocation:	\$ 145,543.00
Total Expended:	\$ 37,970.00
Activity:	Construction of Affordable Housing
Source:	HOME Investment Partnerships Program
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR Part. 92.300
Objective:	Provide affordable housing (12 homes)
Performance Measures:	Projected number of affordable sites
Outcome:	Construction/sale of three (3) new affordable homes

Community Housing Development Organizations or CHDOs are nonprofit organizations whose purpose is to provide decent and affordable housing to persons of low to moderate income. The City is required to set aside a minimum fifteen percent (15%) of the HOME allocation for CHDO activities. To be certified as a CHDO, a non-profit organization must meet HUD regulatory requirements pertaining to their legal status, organizational structure, capacity and experience. The City of High Point currently partners with two certified CHDOs: Habitat for Humanity of High Point, Trinity and Archdale (Habitat) and Triad Economic Development Corporation (Triad). Habitat has contracted to build a total of sixteen (16) single family homes in the 1700 block of Graves Avenue. Habitat has completed and sold seven homes; three (3) of the homes completed and sold during the reporting period. Another home is under construction at 217 N. Hoskins Street. During the fiscal year, CD&H was able to acquire additional properties on Hoskins Street and Brooks Avenue with Neighborhood Stabilization Program funds. As a result of these acquisitions, the City has entered a new contract with Habitat for the development of an additional six (6) homes in the Graves Avenue Project area. The City continued to provide training and consulting to two additional non-profits that were expected to be certified during the 2009-10 program year.

Accomplishments: During this report period three single family homes were constructed and sold to first- time homebuyers: (1) 1709 Graves Avenue; (2) 1711 Graves Avenue; and (3) 317 Murray Street. Habitat also has one additional unit under construction.

Income, Racial, and Female Head of Household breakdown for program beneficiaries:

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
11	11	-0-	5	-0-	-0-	6	1

C. CDBG-R (Recovery Act)



Allocation	\$208,721
Total Expended	\$194,928
Activity	Affordable Housing
Source	CDBG-R
National Objective	Affordable Housing
Eligibility Citation	24 CFR, 570.202
Goals	Provide housing rehabilitation to low/moderate-income homeowners; repair housing emergencies; to improve quality of life for homeowners & extend property economic life; conduct urgent repairs on housing City-wide
Outcome	(24) Urgent repairs (1) Investor Rehab
Performance Measures	Thirty-five homes repaired

The American Recovery and Reinvestment Act of 2009 (Recovery Act or ARRA) appropriated \$1 billion in Community Development Block Grant (CDBG) funds to states and local governments to carry out, on an expedited basis, eligible activities under the CDBG program. High Point received an allocation of \$208,721 in CDBG-R funds. In order to comply with HUD's recommendations regarding use of CDBG-R funds, CD&H utilized CDBG-R funds to complement Lead Hazard Control (LHC) program activities. CDBG-R funds were used to make additional repairs of major systems such as roofing, HVAC, electrical, plumbing/sewer.

Rehabilitation services were provided to eligible homeowners and an investor owner whose property had been inspected for lead based paint and the property suffered a system breakdown, requiring urgent repairs to maintain safe, sanitary and affordable housing. The City provided construction management services to ensure these needed repairs were performed properly. Project Managers and our Housing Specialist provided excellent customer service, treating customers courteously and fairly during their time of need. Our office support staff provided intake to ensure compliance with program eligibility requirements. Inspection and assessment of required repairs was provided; work write-ups were prepared; requests for bids were developed; work was supervised to ensure compliance with all applicable regulations so that units were safe for re-occupancy. During the fiscal year of 2009-2010, 25 CDBG-R rehabilitation projects were completed for a total amount of funds expended of \$194,928.

Income, racial, and female head of household breakdown:

Owner beneficiaries:

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
24	17	7	13	9	0	2	12

Investor-owner beneficiary:

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
1	0	1	0	1	0	0	1

Listing of Owner-occupied Emergency Repairs		
811 Meredith Street	1209 Cedrow Avenue	1207 Carolina Street
717 Baker Road	1213 Leonard Avenue	1508 Hobart Place
532 Ridgecrest Drive	1017 Adams Street	1117 Camden Avenue
227 Charles Avenue	912 Norwood Avenue	1414 RC Baldwin Avenue
136 Kenilworth Drive	407 White Oak	1219 Cedrow Drive
1209 Cedrow Drive	1912 Wickham Court	501 Fourth Street
1108 Garrison Street	1222 Delk Drive	304 Louise Avenue
1218 Ragan Avenue	628 Park Avenue	1414 Wiltshire Street
714 Ferndale Blvd.		

D. Homebuyer Assistance:



Allocation:	\$187480
Total Expended:	\$ 130,800
Activity:	Homebuyer Assistance Program
Source:	HOME-PJ
National Objective:	Provide Decent Housing
Eligibility Citation:	24 CFR Part 92.205(a)(1)
Goal:	Provide down payment/closing cost assistance to 30 low-to-moderate first time homebuyers.
Outcome:	Affordability
Public Service Access:	N/A
Performance Measures:	Assisted (25) first-time homebuyers

Homebuyer assistance is a significant component of enhancing access to affordable housing. Down payment and closing cost assistance is available to income-qualified first-time homebuyers to reduce out-of-pocket costs in the form of a deferred low-interest rate loan. The maximum amount of assistance individual homebuyers can obtain varies according to need. In most areas of the City, assistance is available up to \$5,000. To provide financial incentives to buy homes in targeted areas, the Department offered an increased level of homebuyer assistance. In Macedonia, West End and Southside neighborhoods \$7,500 assistance is offered. Basic requirements include:

- Completion of a minimum eight (8) hours of homebuyer education. Homebuyer Education classes offered by Consumer Credit Counseling Services and supported by Community Development & Housing Department
- Obtaining a loan for the purchase of the home from a participating lender³
- Meeting income eligibility requirements established for the program
- Purchasing a home within the city limits of High Point
- Contributing \$500 of their own money toward the purchase

The sales price of homes purchased with assistance from this program cannot exceed the Federal Housing Administration (FHA) basic standard mortgage limit for Guilford County. Loans are secured by a promissory note and deed of trust that outlines recapture provisions in accordance with 24 CFR Part 92.254. Liens coinciding with the loan terms are placed on all properties.

³ Participating Lenders agree not to engage in predatory lending, pre-populate the department's loan application forms and require eligible buyers to receive homebuyer education. Due to the resulting efficiencies, prospective homebuyers will only have to fill out one application and timely closing dates are facilitated.

The Community Development and Housing Department is committed to ensuring that low to moderate-income applicants identify and avoid lenders who participate in predatory lending practices. To that end, we have partnered with local lenders to help homebuyers obtain an affordable first mortgage. The Department conducts free lender certification workshops for mortgage providers to become Participating Lenders for the Down Payment and Closing Costs Assistance Program. The city collaborated with the following agencies for lender workshops: High Point Regional Association of Realtors, Guilford County Home Ownership Center, High Point Housing Authority, Consumer Credit Counseling Service, and HUD. Workshops provide lenders with information and forms necessary to submit a complete package for loan underwriting. Certification is granted upon completion of the workshop and is made on an individual, rather than an institutional, basis. Sixteen individual mortgage loan officers from eight lending institutions were certified to facilitate and submit a package for the down payment and closing costs assistance program on behalf of eligible first-time homebuyers. These certifications provide common groundwork to streamline the application process and facilitate the access of low to moderate-income families to affordable mortgage products.

Participating Lenders: Bank of America, RBC, SunTrust Mortgage, Coastal Mortgage Services, American South Lending, Trademark Mortgage, Wells Fargo Home Mortgage, and W. R. Starkey Mortgage. The Department also sponsors homebuyer education workshops using the HUD approved curriculum, “The Keys to Homeownership.” Workshops are offered monthly in rotating locations throughout High Point to assist first-time homebuyers with the home purchasing process. Locations include the Macedonia Family Resource Center, Roy B. Culler, Jr. Senior Center, GTCC, YWCA, Southside Recreation Center, Community & Neighborhood Development Center, Oakview Recreation Center, and Greater First United Baptist Church. Consumer Credit Counseling Service has been a partner with the City of High Point to offer this valuable information. The eight-hour classes are free to the public, and participants receive a certificate on completion which becomes a part of their application for down payment assistance. In this program year, 10 classes were offered: 199 participants attended, averaging 20 attendees per workshop. Other notable statistics include:

- 80% of participants reported an increase of knowledge on the topics presented to the participants in the workshop
- Gender breakdown: 31% male and 69 % female
- Low income attendees represented 55% and moderate income attendees represented 45%
- Average annual household income for attendees was \$22,155.96
- Average household size was 2 people

Ethnic breakdown:

- African American – 72%
- Caucasian – 9%
- Hispanic – 5%
- Asian – 2%
- Other – 6%
- Multi-racial – 5%

Classes cover the home purchasing process comprehensively. Topics discussed include a homeownership overview, financing a home, budgeting and credit counseling, working with a real estate professional, predatory lending, and Fair Housing.

Accomplishments: During the program year, the department completed 25 homebuyer assistance loans. The program enables homeowners to purchase their dream home and begin to build wealth. Eligible applicants were able to purchase homes at the following locations:

929 Norton St	931 First Tee Drive	602 Tryon Street	1615 Tracer Place	1921 Blain Street
919 Norton St	905 First Tee Drive	606 Tryon Street	205-A Northpoint Avenue	1618 Stoneybrook Drive
911 Norton St	2209 Waynick Street	1110 English Road	3210 Woodview Drive	1814 Guyer Street
913 Norton St	2103 Stoneycreek Drive	1250 Brownsfield Court	465 Ansley Way	1453 Cedrow Drive
2721 Granville St	1410 Chatham Drive	1638 Carthage Lane	2715 Triangle Lake Drive	5187 Switchback Drive

Evaluation: The Homebuyer Assistance Program exceeded its goal by successfully increasing the level of homeownership for High Point's low to moderate-income citizens, assisting a total of 31 families purchase homes by providing down payment assistance. Breakdown of homeowners included five 6 homebuyers with income limits between 30%-50% AFMI, and 19 with income limits between 50%-80% AFMI.

E. Individual Development Accounts



Allocation:	\$82,000
Total Expended:	\$15,000
Activity:	Housing counseling and financial literacy education
Source:	CDBG
National Objective:	Low-Mod Benefit
Eligibility Citation:	570.201(e)
Goal:	Assist up to 10 families to obtain a home
Outcome:	Improved financial literacy of 9 families
Public Service Access:	Improved
Performance Measures:	Improved financial literacy toward increased wealth and home ownership for low/mod participants

According to the NC Housing Coalition, the idea for Individual Development Accounts was created by author Michael Sherraden in his 1992 book, *Assets and the Poor*, and was further advanced by the Corporation for Enterprise Development in the mid 1990's. One half of all Americans own less than \$1,000 in net financial assets, and one third of American children grow up in households with zero or negative financial assets. IDAs are part of an "asset building" strategy that concentrates on building family security by improving long-term economic well-being and emphasizing beneficial behaviors, rather than merely offering temporary assistance. IDAs can be used to reward the monthly savings of working-poor families who are building towards purchasing an asset - most commonly buying their first home, paying for post-secondary education, or starting a small business. The City's focus with IDA has been on homeownership. Department records indicate most graduates of the homebuyer education program have not purchased a home over the last four years. This indicates that additional financial training is needed to help potential low to moderate-income homebuyers in High Point. The City has partnered with Guilford County Homeownership Center to establish an IDA program in High Point. Participants usually have credit challenges. Monthly lecture-style sessions complemented the required one-on-one sessions, an effective pairing in assisting participants reach their homeownership goals. Classes were held at the Macedonia Family Resource Center at 401 Lake Drive. After four years, the success rate remains high, with 80% of the graduates credit ready to purchase a home, despite the current economic issues. Nationally, IDA graduates continue to save money and have a less than 1% foreclosure rate. The post-purchase tracking that continues after the participant has purchased has demonstrated that participants continues sound financial practices that include emergency funds, and preventive home maintenance activities necessary for sustainable homeownership.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
9	3	6	7		1	1	7

Accomplishments In 2009-2010 the Individual Development Account Program successfully increased the level of homeownership among low to moderate-income citizens. Participants of the IDA program were able to purchase homes in High Point and surrounding areas. One IDA participant plans to partner with Habitat for Humanity to purchase a new home in the Graves Street Redevelopment area. The IDA match will reduce their out-of-pocket expenses and home loan amount.



Evaluation: Two class participants became unemployed during the sessions. However, their class attendance remained consistent. Another attendee is currently completing volunteer hours and is scheduled to close on his home this summer. Another attendee will not qualify to receive funding due to not being a first-time homebuyer, but has expressed a desire to continue attending the IDA class for the knowledge. She plans to refinance her home before the end of August. The remaining attendees are continuing to apply principles learned during the sessions such as tracking spending, saving money, using coupons, etc. and plan to purchase a home by the end of the year. One-on-one sessions will continue.

The Individual Development Account enabled participants to receive financial literacy training in the form of credit counseling, budgeting and preparation to buy a home. As a result of this training the remaining participants are scheduled to graduate from the program in September 2010. These individuals demonstrated a high level of accountability for their personal financial choices. By making the choice to participate regularly in

the program, they invest in their future. Participants received financial fitness information from a variety of guest speakers including a banking specialist who not only delivered banking information, but also stressed the importance of establishing a relationship with a financial institution in an effort to reduce the number of “unbanked” citizens. Other guest speakers included members of the real estate community who familiarized the participants with documents essential in the real estate transaction. Classes also included professionals from the financial services industry who assisted participants to better manage their money through use of coupons and efficient grocery shopping. Class orientation included a formerly homeless guest speaker from HRR Consulting who chronicled his personal experience and shared how he improved his quality of life through becoming financially fit.

F. Neighborhood Stabilization Program



Allocation:	\$ 2,625,000.00
Total Expended:	\$ 352,703.99
Activity:	Purchase/redevelop foreclosed/abandoned residential properties
Source:	Neighborhood Stabilization Program
National Objective:	Provide Decent Housing
Eligibility Citation:	24 CFR Part 570
Goal:	Stabilization of communities suffering foreclosures and abandonment
Outcome:	Affordability

On July 30, 2008, Congress passed the Housing and Economic Recovery Act of 2008 to assist communities devastated by foreclosures. The legislation recognized that unoccupied foreclosed homes can lead to declines in neighboring house values, increased crime and significant disinvestment. To mitigate these harmful effects, Congress appropriated \$3.92 billion to communities hardest hit by foreclosures and delinquencies in order to allow city governments and non-profits the ability to acquire and redevelop abandoned and foreclosed properties. The Department of Housing and Urban Development (HUD) was tasked to design a program and distribute funds to states and local governments. The Neighborhood Stabilization Program (NSP) was developed as a result of the legislation. North Carolina was allocated approximately \$52.3 million in NSP funds which were distributed to local governments and non-profit agencies. The Division of Community Assistance (DCA) is the state agency charged with administration and allocation of NSP funds. High Point was awarded \$2.625 million.

City of High Point obligated NSP funds for the acquisition and redevelopment of foreclosed or vacant properties, down payment assistance for acquisition of foreclosed properties by NSP-eligible first-time homebuyers, rehabilitation of foreclosed properties purchased by NSP-eligible first-time homebuyers, and financing of a housing tax credit project. At the end of FY 2010 several outcomes were accomplished with NSP funds. 10 (ten) NSP-eligible first-time homebuyers received down payment assistance for the purchase of foreclosed property. 7 (seven) foreclosed properties purchased by NSP eligible first-time homebuyers were rehabilitated with NSP funds. 4 (four) blighted and vacant properties were acquired for future redevelopment.

G. In-Fill Housing Program



Allocation:	\$176,930
Total Expended:	\$ 112,161.65
Activity:	Affordable Housing (New Construction)
Source:	General Funds
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR 92.205(a)(1)
Goal:	Core City infill housing development
Outcome:	Affordability
Performance Measures:	8 new affordable houses; 5 acquisitions

The purpose of infill housing development is to provide decent, safe and affordable housing to persons of low to moderate income in areas where new housing construction opportunities have been overlooked. The Community Development and Housing Department continued to build on past successes to foster infill development in the Core City.

To foster redevelopment, the Department acquired substandard structures in targeted areas and subsequently demolished them to mitigate blighting influences. CD&H's acquisition strategy targets land and properties contiguous to one another so that clusters of new homes and other redevelopment activities will promote interest, increase sales, and stabilize the neighborhood. Acquisitions targeted for demolition are subject to the City's bid process and regulatory requirements for asbestos removal under EPA and NC DENR abatement protocols. Project Managers are versed in the regulatory environment; properties are demolished and cleared in accordance with all applicable federal and state statutes.

During FY 2010 reporting period, five (5) properties were acquired for infill development. Two (2) substandard units were demolished; one (1) displaced tenant was relocated to allow for new construction and redevelopment. The substandard properties acquired were located at 707 Tryon Avenue and 219 N. Hoskins Street. In addition to the 2 substandard units, three (3) vacant lots located at 815 Vail Avenue, 817 Vail Avenue, and 809 George Place were acquired. Four (4) of the properties acquired are located in the Southside Neighborhood. The properties will be valuable resources when Phase II of CD&H redevelopment efforts begin. The fifth property acquired by the City was located at 219 N. Hoskins Street and was acquired in order to continue the momentum of demolishing blighted properties in the Graves Avenue Project area thus providing opportunities for new housing construction by the CHDO. During FY 2010, the City assisted in construction of 8 affordable housing units on lots acquired in the past. 5 (five) units were constructed in Southside. Of

those 5, 4 had been sold to first-time homebuyers by the end of FY 2010. 3 (three) units were constructed and sold to first-time homebuyers in the Graves Avenue project area.

Evaluation: The Department exceeded its objective of constructing six (6) affordable housing units by constructing a total of eight (8) housing units during FY 2010. City was able to acquire 5(five) properties for future infill development efforts. The City was resourceful in using all available redevelopment tools and was able to maintain momentum in the designated neighborhoods where funds were budgeted for development of new affordable housing.

H. HUD Lead-Based Paint Hazard Control Program Grant in Privately-Owned Residential Housing



On October 15, 2008, the City of High Point Community Development & Housing Department was awarded a \$3,000,000 HUD Lead-Based Paint Hazard Control Program Grant to carry out a lead-based paint remediation program on private residential housing serving low to very-low-income families.

The primary objective of the program is to reduce the risk of lead-based paint poisoning in targeted core-city neighborhoods by implementing the following activities: 1) conduct lead hazard control activities in 229 residential housing units, 2) promote increased blood lead level screening of children under six, 3) educate the public (including bilingual translations for non-English speaking persons) about the dangers of lead poisoning and explanation of actions owners can take to protect occupants, 4) train and certify building owners and contractors and their employees on how to conduct lead safe work practices, 5) fund an Environmental Health Specialist position in the Guilford County Department of Public Health to focus exclusively on High Point, and 6) create a *Lead Safe High Point* web site, which includes a lead safe housing registry. Accomplishments during this report period:

- 114 residential housing units were recruited and enrolled
- 133 residential housing units received lead inspections and risk assessments (LIRA)
- 92 residential housing units received lead hazard remediation and environmental clearance.

Allocation	\$ 3,000,000.00
Total Expended	\$ 1,121,783.52
Activity	Lead-Based Paint Hazard Control Grant
Source	Office of Healthy Homes and Lead Hazard Control, HUD
National Objective	Identification and Control of Lead-Based Paint Hazards in Privately- Owned Housing
Eligibility Citation	24 CFR Part 85
Objective	Recruitment 98 Units; LIRA 93 Units; Completed & Cleared 78 units
Performance	Recruitment 98 Units; LIRA 93 Units;
Measures	Completed & Cleared 78 Units
Outcome	Recruitment 114 Units; LIRA 133 Units; Completed & Cleared 92 Units

Evaluation during this report period (department goals as specified in the HUD grant benchmark schedule):

- Recruitment & Enrollment: **98 Units**
- Lead Inspection Risk Assessment: **93 Units**
- Hazard Remediation and Environmental Clearance: **78 Units.**

All benchmark requirements were met.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH	Vacant
113	75	10	33	40	2	6	23	10

Department staff attended mandatory grant management training in Memphis, TN. In partnership with High Point University the Department trained 98 participants over five days on the EPA Renovation, Repair and Painting rule. The Department continues to prioritize residential referrals from the Guilford County Department of Public Health when investigations of lead-poisoned children find hazardous lead-based paint conditions. The Department's community outreach initiative *Lead Safe High Point* conducts bi-monthly meetings. Department staff are available to make presentations on lead poisoning prevention and grant funding availability.



I. Southside Revitalization Plan



Allocation:	\$400,789.00
Total Expended:	\$261,225.40
Activity:	Affordable Housing Development
Source:	HOME Consortium, HOME PJ, CDBG
National Objective:	Affordable Housing
Eligibility Citation:	24 CFR 92.205(a) (1), 570.201 (e)
Objective:	Provide affordable housing opportunities
Goals:	To implement Phase I of the Southside Revitalization Plan
Objectives:	Provide decent, safe ,affordable housing
Outcome:	Affordability
Performance Measures:	Increase number of affordable housing units

Phase I of the Southside Revitalization Plan included acquisition of vacant land and substandard properties, placement of infrastructure and construction of new homes on underutilized infill lots in Southside. Properties adjacent to the traffic roundabout at Vail & Cassell streets were acquired. Phase II of the Southside Revitalization Plan involves the construction of 11 single family home that are to be sold to first-time homebuyers below 80% of Area Median Income. Implementation of Phase II redevelopment and construction activities were all undertaken in accordance with the 2009-2010 Annual Action Plan.

Phase II started successfully with the construction of 5 affordable homes in the Southside Neighborhood. Of the 5 homes constructed, 4 of the homes were sold and one home was pending sale at the end of FY 2010. The homes were constructed at the following addresses:

- 601 Vail Avenue
- 801 George Place
- 602 Tryon Avenue
- 604 Tryon Avenue
- 606 Tryon Avenue

Each of the homes constructed were third-party certified EnergyStar® compliant with guaranteed utility bills for three years upon receiving their Home Energy Rating and a Certificate of Occupancy. At the end of FY 2010, Unity Builders, Inc. (UBI) was in the process of beginning the construction of a sixth home in Phase II. UBI continues to explore opportunities to further market its services and properties to citizens of High Point.

During FY 2010, department was able to acquire 7 (seven) properties in the Southside Neighborhood. 3 (three) of the 7 (seven) properties were located on Martin Street and acquired with NSP funds. The properties acquired on Martin Street were blighted duplexes and located in a flood zone. The properties were demolished and future use of the property is yet to be determined. The properties acquired during FY 2010 are:

- 707 Tryon Avenue
- 815 Vail Avenue
- 817 Vail Avenue
- 809 George Place
- 1001 Martin Street
- 1003 Martin Street
- 1005 Martin Street



Accomplishments:

Unity Builders, Inc. completed construction of 5 (five) new affordable housing units and sold 4 (four) of the new units to first-time homebuyers. 7 (seven) properties in the Southside neighborhood were acquired in FY 2009-10. 3 (three) of the 7 (seven) properties were acquired with NSP funds.

II. Community and Neighborhood Development Division

The Community and Neighborhood Development Division (CNDD) is tasked with developing and implementing the department's non-housing strategies to promote healthy neighborhoods and economic development. The CNDD office had approximately 4,200 visits from July 1, 2009 – June 30, 2010.

The Division continues to be very committed to capacity-building opportunities and organizing neighborhoods within the City. The capacity- building effort has begun to reshape neighborhoods and energize residents to become more proactive in the way decisions are made. CNDD programs and services are designed to help low to moderate-income residents acquire needed skills, enhance the provision of public services, provide post-and pre-release resource coordination for ex-offenders, assist in homeless activities, provide relocation assistance to residents who are required to relocate due to housing code enforcement, and serve on numerous committees/boards as they relate to the programs and services list above. The following are few services and programs provided at the center or sponsored at other sites this year:

- Volunteer Income Tax Assistance (4 sites)
- Computer Training (4 sites)
- Resource information and referrals
- Meeting spaces for community workshops/meetings
- Reentry/ Second CHANCE Ex-Offender programs (Community Hands Activating New Changes for Ex-offenders)
- KEYS Program (job preparedness workshop)
- Neighborhood Association meetings
- Citizens Advisory Council (CAC) meetings
- Weed & Seed Steering Committee meetings
- Small Business Entrepreneurship Workshops
- Youth Council Initiative
- Neighborhood Leaders Council Meetings
- Services as needed by the citizens



In addition, services and programs were provided to many homeless individuals; to fourteen (14) neighborhoods; two hundred (200) ex-offenders; six (6) computer classes averaging about 3-15 students per class; four (4) youth events (65 attendees); several community education events; three hundred sixty (360) income tax customers (at 4 locations: CNDD Center, West End Community Center, Macedonia

Resource Center and R.C. Baldwin Education Center) and relocation assistance was given to six (6) residents displaced due to housing code enforcement. The Division partnered with different organizations to help provide services to the neighborhoods.

CNDD received another grant this year to work with ex-offenders through Project Reentry. The purpose of the reentry program was to facilitate personal behavior and attitude changes for participating inmates thereby reducing recidivism through promoting the virtues of productive work, respect for others, self-discovery, responsibility and accountability. The program matches inmates with community organizations/support groups following release for personal mentoring to enhance participants' opportunities for successful reintegration in the community (i.e., employment, housing, avoidance of recidivism, etc.). It has encouraged ex-offenders, re-connected them with family and community, and helped them develop healthy, safe and productive ways of living. CDHD donated office space for ex-offenders coordination, serving approximately 200 individuals this year.

The Division continued to work with and provided staff support for the homeless population through the Guilford County Homeless Prevention Coalition, Partners Ending Homeless, Shelter Plus Care, Guilford Interfaith Hospitality Network Homeless Day Center Committee and High Point Homelessness Prevention Rapid Re-housing Program.

The High Point Weed & Seed Youth Leadership Council participated in eleven (11) meetings, business sessions, educational programs and social activities. The goal for organizing youth councils in each of the Weed & Seed program communities has not been as successful as we would have liked. To date, we have successfully organized Neighborhood Youth Councils in the Southside, Burns Hill, and Brentwood Communities; youth from, Five Points and Daniel Brooks Housing public housing serve on committees and are active participants.

The center continues to be used daily for GED classes, resource coordination, reading, job searches, relocation, meetings and using the computers. CNDD has conducted six (6) computer classes this year. The center was also used as a Volunteer Income Tax Assistance Center during the tax season along with three satellite locations, West End Ministries, Macedonia Family Resource Center, and R.C. Baldwin Educational Center. The Neighborhood Leaders Council completed Government 101, a series of sessions on local government. A 12-week Capacity Building 101 session is planned for next year. CNDD provided technical and analytical support to the Citizen's Advisory Council, the Weed and Seed Steering Committee, Neighborhood Leaders and subrecipients who received HUD/DOJ funds.



A. Guilford/High Point/Greensboro Task Force on Ending Homelessness

The **Homeless Prevention Coalition of Guilford County** (HPCGC) is a diverse, community-based coalition working to end homelessness in Guilford County, North Carolina through advocacy, information, funding, and networking and consists of Greensboro Housing Coalition, High Point Housing Coalition and Guilford County. The Homeless Prevention Coalition of Guilford County, Inc. is a tax exempt organization which is vital to our community's health and continued growth. The Executive Board of the Homeless Prevention Coalition met every 1st Thursday at the Jamestown YMCA; general meetings are held at 9:30 AM the 2nd Thursday at Jamestown Presbyterian Church.

For some time there was discussion of a strategic alliance between the Homeless Prevention Coalition of Guilford County and Partners Ending Homelessness, a move which would create greater awareness and buy-in from the larger community about the issue of homelessness. The Executive Board of the Homeless Prevention Coalition agreed to serve as an ad hoc committee to explore a strategic alliance between the two groups. The new organization will retain the name **Partners Ending Homelessness**, and will come under the existing HPCGC 501 c. 3 nonprofit designation.

Effective July, 2010, the *Homeless Prevention Coalition of Guilford County* became *Partners Ending Homelessness*. The Homeless Prevention Coalition will continue to meet monthly as a service-provider group, and as the only membership group in the new Partners' Ending Homelessness the Coalition will be responsible for electing a Board of Directors. Partners Ending Homelessness staff relocated from Family Services of the Piedmont to the two United Ways in Greensboro and High Point.

1,064 homeless individuals/families were counted in Guilford County (High Point & Greensboro) during the 2010 Point in Time Count; 131 chronically homeless persons were identified and the number of homeless with serious mental illness decreased to 115.

Point in Time Count

	Emergency Shelter	Transitional Housing	Unsheltered	Total
Families	117	208	15	330
Single Individuals	391	212	131	734
Total	508	420	136	1064
Chronically Homeless	95	69	36	131

B. Citizens Advisory Council

The Citizens Advisory Council (CAC), a nine member volunteer entity composed of city residents, plays a key role in the planning process. The CAC is appointed by the Mayor and City Council and are limited to two consecutive two-year terms. The CAC was established in April 1974 to function as the primary citizen participation mechanism for projects planned and implemented with HUD funds. CD&H is responsible for providing administrative and technical support to the CAC. The current members are listed below. This past year the CAC awarded Community Development Block Grants (CDBG) to five non-profit organizations totaling \$40,300.

Archie Johnson, Chairman	Jerry Mingo, At Large
Michelle Bodie-Anderson, Vice Chairman	John Linton
Lona Cobb, Ward 2	Charlene Green
Gray Wehrley	Quel Davis
Bill Yaner	Foster Douglas, Council Liaison

CDBG Grants	
1. Carl Chavis YMCA	\$15,000
2. Helping Hands	\$6,000
3. Mary's House	\$7,200
4. Piedmont Health Services & Sickle Cell	\$6,100
5. Senior Resources of Guilford County	\$6,000
TOTAL	\$40,300

C. National Community Development Week

In April Community Development & Housing sponsored a week-long observance of the Community Development Block Grant Program (CDBG). National Community Development (CD) Week provides an ideal opportunity to educate citizens regarding the CDBG Program and its critical importance in the lives of low and moderate income citizens. This year, events were held in two neighborhood recreation centers, Southside and Washington Terrace Park, and featured information specifically requested by residents on surviving current economic hardships, gangs/truancy, and homeownership.

The culminating CD Week Celebration was held at Washington Terrace Park in conjunction with the High Point Community Against Violence. A DJ and several dance troupes provided entertainment along with an inspirational speaker. Lunch was provided: a fire truck, the High Point Ravens semi-professional football team, games, and displays by local agencies added to festivities 10 AM to 3 PM.



D. Minority/Women Business Enterprise Business



The City of High Point strives to ensure that small, minority and women-owned businesses are given equal access to activities and programs supported by funds from HUD. This is accomplished through affirmative action as outlined in the city's Minority and Women Business Enterprise Development Action Plan. **Goal:** solicit qualified Minority/Women Business Enterprises to participate in Departmental programs.

Accomplishments:

Qualified minority contractors and sub-contractors met the Housing Quality Standards required to be listed as a contractor/sub-contractor

E. Relocation Assistance



The City of High Point has a Relocation Assistance Plan that ensures uniformity in aiding persons displaced by Minimum Housing Code Enforcement. Under the Minimum Housing Code, owners and property managers have 90 days to repair substandard units. Failure to comply results in notification to owners and tenants that the unit will be placarded and closed immediately after the tenant vacates the structure (30 days to vacate). Correspondence and a Relocation Assistance brochure explaining the program are given to displaced households applying for assistance to ensure they understand their rights concerning the relocation process. Relocation Assistance is available to renters and homeowners required to move from their homes due to enforcement of the City's Minimum Housing Code. Funds may be used for moving expenses and/or rental security deposits. The number of rooms in the substandard unit determines relocation benefits; benefit amounts are consistent with the Uniform Relocation Act. Relocation due to code enforcement is a direct benefit provided without regard to family income. (See chart on page 5 of this document.) In the past year it was decided to base the amount given on number of rooms rather than a flat \$500 for everyone, which explains the discrepancy between allocation and amount expended.

Allocation:	\$5,000
Total Expended:	\$6,810
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate-Income
Eligibility Citation:	570.201(1) and 570.606(d)
Goal:	Assistance for 10 households affected by Minimum Housing Code
Outcome:	Assisted 6 households
Public Service Access:	Availability/Accessibility
Performance Measures:	Number served: 6

Accomplishments: The Relocation Assistance Program provided valuable services to six High Point residents who were forced to move from units declared unfit for human habitation by the City's Minimum Housing Code Enforcement.

Area Benefit: Census Tracts 136.01,136.02,138,139, 140,142,143,144.06, 144.08,145.01,145.02,146

Evaluation: The Relocation Assistance Program did not meet its goal of assisting 10 participants but did assist six residents: four female head-of-household with children, one family and one single individual. The Relocation Assistance Program relies on referrals from the Minimum Housing Code Enforcement Division.

Total clients	Low Income	Mod Income	Black	White	Hispanic	Other	FHH
6	6	0	6	0	0	0	4

F. Discharge Policy

The City of High Point does not expend funds indirectly or directly to public institutions and/or systems of care that may discharge persons resulting in homelessness of such persons. The City, however, provides technical assistance to non-profits and organizations that serve the homeless. The city's Community Development and Housing Department works closely with the High Point Housing Coalition, a task force of homeless shelters and supportive service providers. The city has played a leading role in establishing the Housing Coalition and department staff members continues to provide technical assistance and other support to the group. The City also utilizes its CDBG program to fund public service activities that are available to Homeless Service Providers.

The City of High Point also has a Relocation Assistance Plan that ensures uniformity in aiding persons displaced by Minimum Housing Code Enforcement. Careful steps are made to minimize displacement to tenants. Minimum Housing Code provides owners and property managers with ninety days to repair their substandard units. Their failure to comply results in notification to both owners and tenants that the unit will be placarded and closed immediately after the tenant vacates the structure (thirty days to vacate). Correspondence and a Relocation Assistance brochure (explanation of the relocation program) are personally given to displaced households to ensure their understanding of their rights within the relocation process. Assistance is available to homeowners and renters who are required to move from their homes due to the enforcement of the city's Minimum Housing Code. Funds may be used to pay moving expenses and/or rental security deposits. The number of rooms in the substandard unit determines relocation benefits. Relocation as a result of code enforcement is a direct benefit provided without regard to family income.

G. Local Monitoring and Compliance

Community Development Block Grant (CDBG) and HOME funds are primarily disbursed according to two strategies: 1. Acquisition and rehabilitation projects and homeownership opportunities that expand the city's supply of affordable housing 2. Public service grants to implement programs and provide services to low and moderate-income residents in the core city areas and community capacity building activities to help strengthen neighborhoods. The Department determines activities that can be funded and the households or individuals who are eligible to receive these benefits. Special procedures are in place to ensure compliance with applicable regulations. All applicants are required to submit an application that is reviewed by staff.

Once funding is approved for a project, staff coordinates allocation of funds. Organizations receiving funds must enter into a detailed performance contract with the City which describes all applicable federal regulations and defines reporting and project management responsibilities. This contract also states performance goals that the organization is expected to meet. Grantees are required to submit monthly reports; staff makes quarterly on-site visits to each funded project. The project's progress is discussed and records examined. All CDBG funded subrecipient projects are required to demonstrate a minimum of low to moderate-income benefit ratio of 70%. To achieve this, the City requires services to be offered primarily to residents of officially designated community development target areas which have high concentrations of low to moderate-income residents. Subrecipients are also required to make a mid-year report and/or appear before the CAC at one of its regular meetings to ensure performance measures are being met and funds are expended in a timely manner.

In the event that funds allocated to subrecipients are not completely expended during the fiscal year, the CAC may reallocate funds to special emphasis grants. The Special Emphasis Grant Program is designed to assist and facilitate a variety of neighborhood-based public service initiatives, community events, programs, and activities in low-income core city neighborhoods. SEG funds are used for activities which improve the quality of life in low-income neighborhoods and which discourage adverse conditions such as crime, drug use, violence, vandalism, littering, and social neglect by empowering the community to help renew its neighborhoods through community activism.

H. Community Resource Program



Allocation	\$213,335
Total Expended	\$213,335
Activity	Public Service
Source	CDBG
National Objective	Low/Mod Income
Eligibility Citation	570.201 (p); 570.208 (a)(2)
Goal	Facilitate capacity-building activities by June 2010
Outcome	Sustainability
Public Service Access	Improved
Performance Measure	Provide capacity building activities in census tracts 136, 138, 139, 140, 142, 143, 144, 145, 146

Project Description: This program is designed to coordinate community capacity building services designed to help increase neighborhood stability and viability. Division staff will provide technical assistance to neighborhood groups, help them organize and become catalysts for neighborhood revitalization. The budget for this program includes program delivery costs (operating and personnel) needed to implement community and neighborhood development activities. Coordinating multiple programs from HUD and the Community Capacity Development Office in one place allows the department to optimize their effectiveness to the benefit of low to moderate-income neighborhoods.

Accomplishments:

This program was designed to offer a variety of community capacity-building services to increase neighborhood stability. Community and Neighborhood Development staff provided technical assistance to neighborhood groups and associations to help revitalize their neighborhoods. Capacity building programs included 6 computers classes, technical services to 14 neighborhoods, GOV 101 sessions, 11 youth council events and neighborhood leaders training.

Area Benefit: Block group served - 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03 and 146

Evaluation: The programs addressed needs identified by the community which will improve their quality of life and afford them opportunities to set and achieve goals.

I. Public Service Grants

A portion of the City's CDBG entitlement funds is allocated for public service activities provided by local community-based organizations to benefit of low to moderate-income residents. Eligible activities include labor, supplies and materials; employment; crime prevention; child-care; health; anti-drug abuse information; education; fair housing counseling; and energy conversation. Funds are allocated through a competitive process. The CAC reviews applications and makes recommendations to the City Council. 18 applications were submitted for funding; the following eight public service grants were recommended; one later cancelled.

Allocation:	\$56,583
Total Expended:	\$52,737
Activity:	CDBG Public Service grants
Source:	CDBG
National Objective:	Low to Moderate Income Limited Clientele
Eligibility Citation:	570.201.(e), 570.208 (a)(1), 570 (a)(2)
Goal:	Assist Community Organizations
Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	Projected Census Tracts to be served – 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 146

Project	Allocation	Expended	Goal	Accomplishments
Carl Chavis YMCA	\$10,000	\$10,000	100 scholarships	67 scholarships
Open Door Ministries	15,000	15,000	150 emergencies	Assisted 100 emergencies
GC Homeownership Center	5,000	5,000	Foreclosure prevention	Information provided
Guilford Interfaith Hospitality Network	4,000	0	Cancelled	Cancelled
Reading Connections, Inc.	5,000	5,000	Assist 100 adults	161 assisted
Salvation Army Boys & Girls	5,350	5,350	Assist 50 youths	85 youths assisted
Senior Resources	7,500	7,500	Funds for a van	Van purchased
YWCA of High Point	5,000	4,887	Services for 20 parents	18 parents assisted
Totals	\$56,850	\$52,737		

In-depth descriptions and accomplishments of the programs are on the following pages.

➤ **Carl Chavis YMCA**



Allocation:	\$10,000
Total Expended:	\$10,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e); 570.208(a)(1); 570.208(a)(2)
Goal:	Assist 100 participants
Outcome:	Availability/accessibility
Public Service Access:	Improved
Performance Measures:	Provided scholarships for 67 youth/families

The Carl Chavis YMCA serves low-to-moderate income youth and families. Their mission is to build strong kids, families and communities by providing programs and activities that build healthy spirits, minds and bodies. This project, Summer Enrichment & Adventure Camps, provided scholarships for approximately 67 low-to-moderate income kids. Camp was held at 2757 Granville Street, Monday through Friday, 6:30 AM to 5:30 PM. The structured camp focused on academics (reading & math); enrichment (art, music, dance, step); recreation, sports fundamentals; field trips (taking Amtrak to the Discovery Center in Charlotte); social skills; pillars of character development (honesty, caring, responsibility & trust); and swimming.

Accomplishments: The YMCA provided summer camp scholarships for 67 youth and families.

Area Benefits: Census Tract 145.022

Evaluation: The program successfully assisted the majority of applicants for summer camp with full or partial scholarships. Enrollment was significantly higher than previous years. Though the goal was to provide 100 scholarships, 67 were provided full scholarships rather than partials to some, all on a first come, first served basis.

Total Clients	Low Income	Moderate Income	Black	White	Asian	FHH
67	67	-0-	55	8	4	48

➤ **Open Door Ministries**



Allocation:	\$15,000
Total Expended:	\$15,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208(a)(1), and 570.208(a)(2)
Goal:	Provide rent/utilities for 150 families/individuals
Outcome:	Availability/accessibility
Public Service Access:	Improved
Performance Measures:	Assisted 114 with financial aid for rent/utilities

Open Door Ministries' Mission is to provide assistance to meet basic needs of food, shelter and emergency assistance to people as they heal & reclaim their lives. This assistance comes in the form of a shelter, soup kitchen, transitional housing and the Housing First Program. This particular project, Emergency Assistance Program, provided 114 individuals and families with financial assistance for rent and/or utilities.

Accomplishments: Financial assistance was provided to 114 individuals/families facing financial crises by providing funds for rent and/or utilities.

Area Benefit: census tract 138.00, block 138.002

Evaluation: 114 individuals received funds to meet emergencies for rent and/or utility bills, short of the goal of 150 because amounts needed were greater this year due to the economic situation.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	FHH
114	113	1	96	16	2	61

➤ **Reading Connections**



Allocation:	\$5,000
Total Expended:	\$5,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208(a)(1), and 570.208(a)(2)
Goal:	Literacy tutoring for 100 adults
Outcome:	Availability/accessibility
Public Service Access:	Improved
Performance Measures:	161 students tutored; 33 new tutors trained

Reading Connections provides literacy education for adults, improving knowledge and skills to accomplish goals including enhanced employability and improved quality of life. This project, Community Literacy Investment, proposed to train 20 new tutors in High Point and provide tutoring services at the Employment Security Commission and other locations convenient to residents. CDBG funds were used for portions of salaries for the Executive Director, Program Coordinator and Program Assistant, for postage, copying, travel and contracted services.

Accomplishments: A new office set up at the High Point Public Library provided additional classroom space. Classes included beginner and intermediate reading, grammar and basic math. Attendance increased 23% due to the new office location.

Area Benefit: Census tract 140.00, block 140.002

Evaluation: The program exceeded its goal of serving 100 students, instead tutoring 161 students in basic literacy skills.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Asian	FHH
161	140	20	112	28	9	12	41

➤ **Salvation Army Boys & Girls Clubs**



Allocation:	\$5,350
Total Expended:	\$5,350
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208(a)(1), and 570.208(a)(2)
Goal:	Training for 25 youths
Outcome:	Availability/accessibility
Public Service Access:	Improved
Performance Measures:	59 youths participated in the program.

The Salvation Army's mission was to inspire and enable disadvantaged youths to realize their full potential through various programs that promote character leadership and career development. Other services include homework assistance and tutoring, community service opportunities and teen pregnancy prevention. This project, *Street Smart*, was to assist 25 young people aged 5 to 18 to successfully identify, resist and resolve negative conflict; demonstrate tolerance, value, diversity; and prevent/reduce violence in their communities. The goal of *Street Smart* is to prevent gang involvement. CDBG funds were used for program supplies, transportation and salaries.

Accomplishments: 59 youth participated in Street Smart, learning alternatives to gangs, drugs and negative behavior.

Area Benefits: Census tract 139, block group 139.01

Evaluation: The program encountered staff changes during the program year, it was successful and exceeding the required participation.

Total Clients	Low Income	Moderate Income	Black	White	FHH
59	56	3	57	2	58

➤ **Senior Resources of Guilford**



Allocation:	\$7,200
Total Expended:	\$7,200
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208(a)(1), and 570.208(a)(2)
Goal:	Purchase van to serve 63 senior citizens
Outcome:	Availability/accessibility
Public Service Access:	Improved
Performance Measures:	Van was purchased to serve 63 seniors

Senior Resources of Guilford serves a diverse community of older adults and their families by advocating and providing supportive services that enhance independence, health and quality of life for older adults. The Mobile Meals project provides nutritious home delivered meals to homebound senior citizens aged 60 or older who were eligible due to their inability to shop or prepare a meal for themselves, and who have no responsible person willing or able to assist them. CDBG funds were used toward the purchase of a new customized delivery van.

Accomplishments: A customized van was purchased allowing nutritious meals to be served to the 63 High Point residents who are on the route.

Area Benefits: Projected Census Tracts to be served - 136.01, 136.02, 138, 139, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, and 146.

Evaluation: Purchase of the van provided supportive services to 63 homebound seniors, enhancing their independence, health and quality of life.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	FHH
63	63	-0-	22	39	2	45

➤ YWCA of High Point



Allocation:	\$5,000
Total Expended:	\$5,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208(a)(1), 570.2008(a)(2)
Goal:	Provide services to 20 young parents
Outcome:	Availability/Accessibility
Public Service Access:	Improved
Performance Measures:	Assisted 18 young parents to become self-supportive

The YWCA's goal for the Young Transitional Parenting Program was to provide services for 20 young parents leading to personal self-sufficiency and economic self-support for pregnant and parenting adults ages 19-23. Individual needs vary for each young parent. Participant needs include parenting skills; connection to the right support systems for themselves and their child; continuing education; peer support; and career development. The program provided a bridge of support to young parents. Funds were used towards staff salaries; for transportation, office space, food and educational materials.

Accomplishments: The program provided bi-weekly support sessions with an educational component. Human Resource personnel from local corporations provided interview techniques, resume preparation and dressing for interviews. Young moms complete a Dollars & Sense program, learning family budgeting and parenting skills.

Area Benefit: Census Tract 146.01

Evaluation: The program addressed the need of young parents struggling with everyday life situations and with small children. The program served 18 young parents increase their parenting and coping skills.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	FHH
18	18	-0-	18	0	0	7

J. CBI Grants

The City assigns a portion of its CDBG entitlement to fund the Community Based Initiative (CBI) for public service activities provided by local Community Based Organizations for the benefit of low to moderate-income residents. Eligible projects include using CBI funds as seed money for the purchase of supplies, materials, goods and services directly related to the implementation of the project, provide a city-wide or targeted community benefit, provide and document matching resources in dollars, in-kind contributions, or volunteerism that equals or exceeds 25% of the grant amount requested. All activities must be implemented within city limits of High Point, and must involve neighborhood people in the identification, planning or execution of the proposed activity. CBI applications are reviewed and approved by the CAC. The table below lists the 2009-10 CBI grant awards allocated by the CAC.

Allocation:	\$20,000
Total Expended:	\$18,746
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low-Mod income Clientele
Eligibility Citation:	570.201(e); 570.208(a)(1); 570.208(a)(2)
Goal:	Assist Community Organizations
Outcome:	Sustainability
Public Service	Improved
Access:	
Performance	Census Tracts: 136.01; 136.02; 138; 139;
Measures:	140; 142; 143; 144.06; 144.08; 145.01; 145.02; 146

Project	Allocation	Expended	Goals	Accomplishments
Carl Chavis YMCA	\$2,000	\$2,000	66 participating seniors	Successful Club
Delta Sigma Theta	\$1,250	\$1,246	Empower 10 youth	10 participated
High Point Community Against Violence	\$2,000	\$2,000	Youth Celebration Event	Successful event held
High Point Fire Department	\$2,000	\$2,000	Install 60 fire stops	60 stops installed
I Am Now, Inc	\$1,250	-0-		Cancelled
Junior Achievement	\$2,000	\$2,000	Expand Financial Literacy	3585 students reached
Macedonia Family Resource Center	\$1,500	\$1,500	Neighborhood Garden	Self-sustaining Garden
Piedmont Health & Sickle Cell	\$2,000	\$2,000	Train 60 participants	78 trained
Salvation Army	\$2,000	\$2,000	Provide bus tickets	Tickets provided for 43
United Way of High Point	\$2,000	\$2,000	Project Board Development	32 graduates
West End Ministries	\$2000	\$2,000	Provide exercise park	Exercise park built
TOTALS:	\$20,000	\$18,746		

➤ **Carl Chavis YMCA**

Carl Chavis YMCA serves low to moderate income families. This project, Senior Club, provides life enriching activities for senior citizens such as games, exercise, art/crafts, dance & music, water aerobics and field trips. CBI funds were used to purchase materials and supplies and provided nutritional food.

Accomplishments: Senior Club held a fitness seminar teaching light, effective workouts for seniors. They also enjoyed a “Senior Prom” complete with King & Queen crowning. Local Pastors attended and provided Moments of Faith. 89 senior citizens took advantage of this program

Allocation:	\$2,000
Total Expended:	\$2,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208 (a)(1) and 570/208 (a)(2)
Goal:	Provide activities for senior citizens
Outcome:	Availability/Accessibility
Public Service Access:	Improved
Performance Measures:	89 senior citizens participated in Senior Club

Community Based Initiative 25% match: 2 volunteers @ \$10/hr x 5 hrs x 10 months = \$1,000

Area Benefits: Census Tract 145.02, block group .022

Evaluation: 89 senior citizens received information concerning fitness and were afforded opportunities to enrich their lives, strengthen friendships and faith.

Total Clients	Low Income	Moderate Income	Black	White	Other	FHH
89	88	1	81	8		77

➤ **Delta Sigma Theta**

Delta Sigma Theta Sorority provides assistance and support through established programs in communities through the world. This program, Delta GEMS (Growing and Empowering Myself Successfully) is designed for young women aged 14-18 in grades 9-12 who have potential but need guidance, support & skills to achieve success. GEMS' five major components provide a road map for college and career planning. Each component contains interactive lessons and activities supporting personal growth such as esteem-building, person health, healthy relationships, career planning, and college/job application completion skills. CBI funds were used for a health symposium; SAT/ACT prep material; supplies; etiquette session; video yearbook; transportation; advertising and nutritional snacks.

Allocation:	\$1,250
Total Expended:	\$1,246
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.270 (e), 570.208(a)(1) and 570.208(a)(2)
Goal:	Empower 10 young women
Outcome:	Availability/Accessibility
Public Service Access:	Improved
Performance Measures:	10 young ladies participated

Accomplishments: Delta GEMS participated in adopting an Angel Tree; received training for SAT/ACT prep; horseback riding; a teen health symposium; and all learned how to write a resume and compile a video over the 10 months.

Community Based Initiative 25% match: 6 volunteers \$10 x 3 hrs. x 9 weeks = \$1620

Area Benefits: Census tract 145.02 block group 145.022

Evaluation: 10 young women were given training & tools to successfully, confidently step into college and life. Several seniors expressed interest in volunteering and recruiting others for next year's program.

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
10	-0-	10	10	-0-	-0-	1	-0-

➤ **High Point Community Against Violence**

High Point Community Against Violence's mission is reduction of violence through community support of the High Point Police Department in identifying, notifying and removing violent criminals from neighborhoods while providing resources necessary to redirect their lives. This project, Off the Streets, was timed to fall in or near Easter break to provide alternatives to hanging out on the streets & getting into trouble. CBI funds were used to purchase food and entertainment (DJ). Groups of volunteers from several agencies such as Moose lodges, Neighborhood Associations and sports groups like the Carolina Ravens semi-professional football team were on hand to interact with youngsters and their families.

Allocation:	\$2,000
Total Expended:	\$2,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208 (a)(1) and 570/208 (a)(2)
Goal:	Provide alternative to illegal activities
Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	A day of activities plus alternatives to violence were provided for over 300 attendees

Accomplishments: HPCAV partnered with the Community Development & Housing Department, combining the grand finale of National CD & H week with Off the Streets thus reaching a larger and more diverse audience since the dates for both events coincided. The event was held at Washington Terrace Community Park from 10 AM – 3 PM, and offered food, dancing, music, an inspirational speaker, exhibits and games for all ages as well as a chance to socialize in a safe environment.

Community Based Initiative 25% match: Over-matching funds of \$600.00 from HPCAV regular budget

Evaluation: Several youth and their families signed up to attend a follow-up dinner on April 13 and hear a message of non-violence, this time specifically aimed not just at youth but more to parents who aren't always aware of life on the streets these days. Event organizers reiterated their pledge to support youth in their efforts to steer clear of violence.

Area Benefits: Event held in Census tract 138 block group 138.02; participants came from entire City.

➤ **High Point Fire Department**

The mission of the High Point Fire Department (HPFD) is to protect lives and property through preparedness, education, prevention and intervention. This project, ***Fire Safe Neighborhood***, assisted participants by preparing them for the possibility of a cooking fire and educating them in the proper way to protect themselves during a fire or life/safety emergency. HPFD placed fire stops, which will extinguish cooking fires, in 60 homes in the Macedonia neighborhood. Courtesy fire inspections were conducted and batteries replaced in any home smoke detector requiring such. CBI funds purchased the 60 fire stops.

Allocation:	\$2,000
Total Expended:	\$2,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e) 570.208(a)(1)and 70/208 (a)(2)
Goal:	Prevent cooking fires in 60 homes
Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	Provided fire stops for 60 homes

Accomplishments: 60 homes in the Macedonia neighborhood had fire stops installed and were educated on keeping themselves and their families safe in the event of a fire emergency.

Community Based Initiative 25% match: In kind and private donations totaling \$500.

Evaluation: The fire stops were well received/appreciated by Macedonia residents in whose homes they were installed, with many reported increased feelings of safety and ability to meet an emergency.

Area Benefits: Census tract 142 block group 142.00302

Total Clients	Low Income	Moderate Income	Black	White	Other	Head of Household
60	47	13	47	13	-0-	36

➤ **Junior Achievement of Central N. C.**

The mission and purpose of Junior Achievement of Central N.C. (JACNC) is to inspire and prepare young people to succeed in a global economy. This project, ***Title 1 School Financial Literacy Conquest***, expanded literacy programs into tow Title 1 schools in High Point and assisted over 400 under-achieving youngsters, educating them about economic choices, principles and the economic system. CBI funds purchases materials, (manuals, student workbooks & materials) and office supplies, postage, travel expenses, telephone expenses, volunteer training, evaluation and national participation.

Allocation:	\$2,000
Total Expended:	\$2,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208 (a)(1), 570/208 (a)(2)
Goal:	Provide financial literacy training in Title 1 schools
Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	Over 400 students participated

Accomplishments:

Community Based Initiative 25% match: Matching funds were received from corporations, \$500, and JACNC, \$500, total \$1000.

Evaluation: The program reached 400 students in 6 schools in High Point, including two Title 1 schools, with information about financial literacy, economics, ethics and entrepreneurship.

Area Benefits: 136.01, 136.02, 138, 129, 140, 142, 143, 144.06, 144.08, 145.01, 145.02, 145.03, 146.

➤ **Macedonia Family Resource**

The project, ***Growth & Unity in the Macedonia Community Garden***, provided access to fresh produce for residents in a low-to-moderate-income area. Residents of diverse ages and cultures interacted, learned from each other and shared in planning, planting and tending the garden as they increased self-sufficiency in growing their own food.

Accomplishments: Participants grew food for themselves and shared with others; working together, they established new bonds of friendship and strengthened the sense of community.

Allocation:	\$1,500
Total Expended:	\$1,500
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208 (a)(1) and 570/208 (a)(2)
Goal:	12 families in community gardening
Outcome:	Sustainability
Public Service Access:	Availability/Accessibility
Performance Measures:	15 families participated in the community garden

Community Based Initiative 25% match: 5 volunteers x \$10 x 16 hrs = \$800

Area Benefits: Census tract 142, block group 142.003012.

Evaluation: Participants were very enthusiastic and are already preparing for next year, hoping to increase variety and production.

Total Clients	Low Income	Moderate Income	Black	Hispanic	Sudanese	FHH
15	13	2	6	1	8	10

➤ **Piedmont Health Services**

Piedmont Health Services and Sickle Cell Agency's mission is to provide outreach, education, screening and case management for people with high risk health problems. This project, ***Lunch & Learn to Prevent Illness***, held 6 monthly education sessions in the Southside neighborhood, addressing such topics as HIV, Hepatitis C, diabetes, heart disease, cancer, mental illness and nutrition. CBI funds were spent for educational materials, medical supplies and refreshments.

Allocation: \$2,000
 Total Expended: \$2,000
 Activity: CDBG Public Service Subrecipient
 Source: CDBG
 National Objective: Low to Moderate Income Persons
 Eligibility Citation: 570.201(e), 570.208 (a)(1) and 570/208 (a)(2)
 Goal: Provide health education for 60 persons
 Outcome: Sustainability
 Public Service Access: Availability/Accessibility
 Performance Measures: Provided 6 sessions for 78 individuals.

Accomplishments:

Community Based Initiative 25% match: In kind office space, \$300; 6 volunteers @ \$10/hr x 3 hrs x 2 weeks = \$360

Evaluation: While the goal of reaching 60 residents was exceeded, the challenge remains to spread information beyond the audience served.

Area Benefits: Census tract 143, block group 143.04

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	FHH
78	34	44	64	12	2	34

➤ **Salvation Army**

The Salvation Army serves homeless individuals and families by providing shelter, case management, food and life skills training. Four cornerstones are addressed through case management: financial security, stable housing, medical and mental wellness. For clients to implement lessons learned, they must go into the community and make their way. This project, Wheels to Work, provided bus tickets to residents since they need transportation to resources, job interviews and medical appointments. CBI funds purchased bus passes for 43 clients.

Allocation:	\$2,000
Total Expended:	\$2,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208 (a)(1) and 570/208 (a)(2)
Goal:	Provide bus passes for 50 homeless clients
Outcome:	Availability/accessibility
Public Service Access:	Improved
Performance Measures:	Bus passes provided for 43 clients

Accomplishments: 43 clients were assisted with bus tickets to travel to medical appointments, access resources, vocational rehab, and basic life skills classes..

Community Based Initiative 25% match: 10 volunteers @ \$10/hr x 5 hrs = \$500

Evaluation: The goal of 50 clients was not met; however, it should be noted that needs have been greater than ever with individuals requiring more services than ever, therefore using more bus passes.

Area Benefits: Census tract 143, block group 143.04.

Total Clients	Low Income	Moderate Income	Black	White	Other	Head of Household
43	43	-0-	26	16	1	43

➤ **United Way of Greater High Point**

United Way of Greater High Point develops community resources and partnerships that support a broad array of critical health and human service needs in the community. **Project Board Development** was designed to increase multi-cultural representation on the boards of non-profit organizations, seeking to identify, recruit and train 30 candidates to become active members of governing boards. Classes included fund development, marketing, and finance. CBI funds were used for 14 weeks of dinners and supplies for two graduations.

Allocation:	\$2,000
Total Expended:	\$2,000
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208 (a)(1) and 570/208 (a)(2)
Goal:	30 people will graduate from PBD
Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	43 Board Development graduates

Accomplishments: Project Board Development offered thought-provoking educational classes to residents wishing to become more involved in their community. 10 graduated in the Fall of 2009, with 22 graduating in Spring 2010.

Community Based Initiative 25% match: 10 volunteers @ \$10 x 2 hrs x 8 classes = \$1,600

Evaluation: 32 participants completed Project Board Development classes, and are ready to become actively involved in the work of service provider boards throughout the City.

Area Benefits: Census tract 142, block group 140.001

Total Clients	Low Income	Moderate Income	Black	White	Hispanic	FHH
32	32	-0-	17	10	-0-	-0-

➤ **West End Ministries**

The mission of West End Ministries is to work in partnership with residents and other stakeholders to make the West End neighborhood a better, safer place for those who live, learn, work and worship there. This project, **Get Fit**, provided opportunities for community members to learn and participate in wellness and healthy activities through an outdoor exercise space. The outdoor space includes a picnic shelter, playground, 12-point exercise system, walking and bicycle track, soccer field and more. The space is designed to encourage exercise and neighborhood interaction of families, seniors and children. CBI funds were spent for a picnic shelter, built-in BBQ grill and fencing.

Allocation:	\$2,000
Total Expended:	\$1,2017
Activity:	CDBG Public Service Subrecipient
Source:	CDBG
National Objective:	Low to Moderate Income Persons
Eligibility Citation:	570.201(e), 570.208 (a)(1) and 570/208 (a)(2)
Goal:	Provide wellness/healthy activities for 70 kids
Outcome:	Sustainability
Public Service Access:	Improved
Performance Measures:	Program complete, 7 residents participated.

Accomplishments: 96 youth from the Boys & Girls Club used the space 5 days a week in addition to its use by neighborhood residents. A multi-level play/exercise space was installed by the High Point Kiwanis Club in October; the playground was named after a journalist who was instrumental in initiating donations.

Community Based Initiative 25% match: Donations totaling \$6,000.00.

Evaluation: The project was a great success and wonderful addition to West End neighborhood, and will provide years of activity for generations to come.

Area Benefits: Census tract 140. Block group 17.

Total Clients	Low Income	Moderate Income	Black	White	Other	FHH
96	93	3	61	9	26	65

K. Shelter Plus Care

The Shelter-Plus-Care program provides permanent housing assistance to homeless people with disabilities. The Department of Housing and Urban Development (HUD) funds this program to assist a population that has been hard to reach. The program targets homeless people with disabilities such as severe mental illness, chronic substance abuse, dual diagnoses (co-occurring mental illness and substance abuse), and/or HIV/AIDS.

The program builds on the premise that housing and services need to be linked to ensure stability of housing for this hard to serve population. The City of High Point, as the grantee, has partnered with Open Door Ministries, the service provider, to offer the chronic homeless housing and supportive services. The supportive services must match, with equal value, the housing funding. The Shelter-Plus-Care component the city sponsors is Tenant-Based Rental Assistance (TRA).

Allocation	\$265,440
Total Expended	\$173,656
Activity	Permanent Supportive Housing for the homeless
Source	Homeless Assistance Programs
National Objective	Low-Mod Income
Eligibility Citation:	24 CFR 570.201(p); 208(a)(2) & 582
Goal	Provide permanent shelter for homeless individuals for 5 years
Outcome	Sustainability
Public Service Access	Improved
Performance Measures	Serve 10

Accomplishments: The Community Development and Housing Department has re-inspected each of the ten residences and any discrepancies were noted. The pro-rated rent for the clients that receive disability income from Social Security was re-evaluated according to HUD regulations. Open Door Ministries provided supportive services and day-to-day case management clients

Since its inception, the program has placed fifteen chronic homeless people in permanent housing. During the last year three people left the program: three were placed in nursing facilities; one was evicted and is back on the streets; one was incarcerated and one left the program voluntarily. Those who left were replaced with other disabled, chronically homeless individuals. Presently there are ten in the program.

Total clients	Low Income	Moderate Income	Black	White	Hispanic	Other	FHH
10	10	-0-	3	5	0	2	-0-

Area Benefit: Block groups: 136.021003, 139.001004, and 139.002007

Evaluation: The Shelter-Plus-Care program is working to help the ten people identified by Open Door Ministries as chronically homeless and disabled. These ten people have received supportive services and are closely monitored. The supportive services that Open Door Ministries provides have met the matching requirements for the program. HUD provided training in February which uncovered a

discrepancy regarding the Utility Allowance. With the help of the HUD representative the utility allowance was added to all clients paying rent and the utilities were put in the client's name. The Housing Support Team and the City of High Point have worked well together in keeping documents current and addressing clients' housing needs. The partnership has been a great learning experience for all involved.

Residential Stability: Of three new clients, one has been in permanent housing for 7 months; one has been in permanent housing for 6 months; and one has been in permanent housing for 4 months. Each is doing well and we expect that all will meet the objective of remaining in permanent housing for at least six months.

Increased Skills or Income: All program participants for this reporting year were linked to mainstream resources within the first six months. Resources include food stamps, food pantries, Medicaid, SSI Disability benefits, VA programs and services, community college classes, employment training programs and donated furniture programs.

Greater Self-determination: 66% of the participants for this reporting year have met at least one goal from their service plan (2 out of 3). Two clients have been very engaged and eager to meet their goals; however one is not as engaged and does not communicate very well. We will continue to work with him to achieve goals.

L. Neighborhood Associations

Burns-Hill Neighborhood Association



This past year the Burns-Hill Neighborhood Association was actively involved in neighborhood issues such as crime, youth concerns, beautification and neighborhood awareness. Burns-Hill Neighborhood Association members worked diligently to bring awareness to residents of East Central about the Association's mission and goals. Members reported suspicious activities to the High Point Police Department and encouraged homeowners to report criminal activity to the Police Department. The president was instrumental in identifying boarded up homes in East Central and reported the information to the City of High Point's Inspections Department. Letters were written to landlords, encouraging them to take better care of their properties. Association members are working on their 5 year Action Plan which will detail activities and projects over the next 5 years in East Central. Non-profit status should be finalized this year for the Burns-Hill Neighborhood Association.

Many Burns Hill members participated in Government 101; Leadership trainings and meetings; Weed and Seed meetings; High Point Community Against Violence meetings and call-ins; and VITA (Volunteer Income Tax Assistance). Other neighborhood activities included:

- Neighborhood beautification projects

- Youth step team and activities
- Membership recruitment meetings
- Community clean-ups, building pride in the neighborhood and recruiting new members
- Back-to-school celebration for youth providing free school supplies
- A resident awards ceremony recognizing East Central residents for doing the right thing
- A workshop on organizing a successful neighborhood watch group
- National Night Out participation raising awareness of neighborhood issues and recruiting new members
- Community Health Walk allowing residents to patrol the neighborhood while walking for fitness
- Volunteer Income Tax Assistance at a site in East Central

Macedonia Neighborhood Association

The Macedonia Neighborhood Association was actively involved in recruitment of members this past year. The Association held monthly meetings to address neighborhood issues and concerns faced by Macedonia residents day to day. Issues involved included: dangerous dogs running loose in the neighborhood; boarded up housing; break-ins; parked cars in front of houses; and vandalism. The Macedonia Neighborhood Association held a meet-and-greet event, inviting homeowners to meet current Association members and speak to issues of concern. Homeowners were encouraged to attend the Association's monthly meeting to bring these and other concerns to the attention of the Police and other City Departments.

The Association continued to be involved with the Macedonia Baseball League which offer a high quality sports league for a very low participation fee. Members of the association volunteered time at the park working the concession stands as well as cleaning up after each game. High Point's Weed and Seed program awarded \$10,000 to the League; funds paid for umpire fees and equipment. The Neighborhood Association also conducted several neighborhood clean-ups to promote a healthy clean neighborhood to new homeowners. CD&H donated the clean-up supplies.



Other programs provided at the Macedonia Family Resource Center included:

- Free computer classes and GED classes
- Technology Access Point (TAP) allowing residents check out books on-line and have them delivered to the Center
- Youth Centered Programs and Activities
- English as Second Language classes; the Work First Program
- VITA (Volunteer Income Tax Assistance) Program offering free tax preparation to low income residents
- Food Pantry and Community Garden
- Macedonia Moms Program

Broadstone Village Concerned Citizens

Broadstone Village homeowners were busy this year planning for the transfer of the Homeowners' Association from the builder to the homeowners. This process included several meetings with homeowners, management company and attorneys. The Broadstone Village Concerned Citizen group was very organized and knowledgeable of past and current issues regarding the Broadstone community. In preparation of the transfer of the Homeowner's Association to the homeowners, residents meet monthly to discuss neighborhood issues and concerns such as vandalism to the pool and clubhouse; area youth being disrespectful toward the homeowners; speeding cars throughout neighborhood; lack of lawn care/maintenance; and gang presence in the area. Recently, the Homeowners' Association was handed over to the residents of Broadstone Village. Three boards have been formed to oversee the Homeowner's Association. In the coming year the boards will focus on the security of the clubhouse/pool area and look at ways to ensure residents comply with rules and regulations.



M. West End Neighborhood Association

The West End Neighborhood Association meets on the third Thursday at 6:30 PM each month at the English Road Baptist Church, 1111 English Road. Since moving to English Road Baptist Church and changing the meeting day, membership has improved and the Association has begun to work on bylaws and membership recruitment especially for officers. The Association sponsored a Neighborhood Clean-up in November; sixteen residents and members walked the West End with trash bags and picks. High Point Community Against Violence (HPCAV) provided coffee and donuts.

West End Ministries and the neighborhood association hosted a National-Night-Out Celebration attended by over 150 residents. The Chief of Police along with other police department representatives joined the residents in the celebration to keep streets safe from the criminal activity.

West End residents celebrated the sixth year of the West End Drug Initiative May 20, 2010. HPCAV, West End Ministries, the Police Department, original founders of the West End Ministries, and other dignitaries attended the celebration. The Police Department showed a new video highlighting West End, its residents, HPCAV members, and Chief Fealy discussing the highly effective method used to eliminate the Open Air Drug Market and the positive results six years later. Don Stevenson spoke about the history of West End Ministries. The Police Department reported the 46% drop in violent crime in the West End and spoke of continued efforts by residents which keep the program effective. The Community Outreach Officer reported that no homicides have occurred since the Initiative: there was a murder each of the 10 years preceding the Initiative. CNDD staff and the High Point Police Department Community Outreach Unit attend regular meetings to assist with the organization's goals and offer resources. The West End Community Center offered free computer classes for the residents of the West End on computers purchased with Weed & Seed Program funds. The center is a High Point

VITA Coalition partner offering free tax preparation to West End residents. The center was open every Friday from 3:00 PM to 6:00 PM and Saturday from 8:00 AM to 12:00 PM for tax filing. Fifty four (54) tax payers had their taxes e-filed; total refunds from Federal and State were \$80,230.

Five Points Community Pride

Five Points Community Pride meets the second Tuesday at 6:30 PM every month. This past year the association suspended regular meetings and met when situations arose that needed attention. The association sponsored a Family Literacy Day at Washington Terrace Park in November, 2009. Two officers of the association have resigned and will be recognized at the Neighborhood Leadership meeting for over ten years of service. One member from the association attended the Government 101 classes and has agreed to continue the efforts of the association. CNDD has offered to help re-survey the neighborhood so that the association can continue serving residents of the Five Points community. CNDD staff and the High Point Police Department Community Outreach Unit attended the regular meetings and assisted with the organization's goals and offered resources.

Habitat Woods Neighborhood Watch

The residents of Habitat Woods were concerned about several break-ins that occurred in their area and asked CNDD staff to help them start a Neighborhood Watch. CNDD staff met with several residents and organized a door-knocking to determine interest in starting a Watch. The results were encouraging and residents began meeting at the Washington Terrace Recreation Center on the first Thursday of each month at 6:30 PM. Residents determined that their meetings could be held at one of the cul-de-sacs in the neighborhood during good weather and use Washington Terrace Recreation Center as a meeting place during inclement weather.

A neighborhood cleanup was held in April. Ten residents along with their children participated; CNDD provided bags, gloves and picks while residents provided juice and water for the cleanup crew. Habitat Woods residents have committed to hosting their first National Night Out celebration. The retention pond behind several

properties is still an issue, but Guilford County was contacted again to resolve the problem. Residents have talked about installing fencing along their property lines to eliminate the foot traffic from other areas. CNDD staff and the High Point Police Department Community Outreach Unit attended regular meetings and assisted with the organization's goals and offered resources.



Highland Mills Neighborhood Association

The Highland Mills Association made significant changes in the fiscal year of 2009-2010. The first project of the year was to complete 4 neighborhood signs and install them at the four neighborhood entrances

The Association welcomed the new pastor of Highland Mills Methodist Church which the majority of the residents attend. The Chairman of the Association announced that he would be decreasing his activities due to an upcoming move out the City. He asked any member who cared for the neighborhood and who was interested in becoming Chairman to volunteer.

Monthly Police reports for the area were good and the Community Police Officer encouraged everyone to continue to call the Police about excessive noise and any unfamiliar faces seen in the area. The Lead Safe High Point group gave a presentation which was attended by 32 residents. Literature concerning lead base paint hazards was distributed and several members asked for cards to make appointments for a lead inspection of their homes.



CDHD staff were special guests at the March 2010 meeting at which the Director presented the 2010-2011 Annual Plan and opened the floor for questions, discussion, and comments. In May the Neighborhood Chairman resigned and after brief discussion, a thirty-year resident of the neighborhood agreed to Chair the Highland Mills Neighborhood Association. The area's Councilman was present to welcome the new Chair and offer words of encouragement. Special guest for the month was the Transportation Manager who discussed signs in the neighborhood and the do's and don'ts of having too many signs.

Southside Neighborhood Association



Congressman Coble; Councilman Bencini

The Southside Neighborhood Association held a National Night Out event with games, food, face painting and recreational activities. Over one hundred & fifty residents attended making it one of the most successful Night Out events in the City. The Association serves as the liaison to area residents, churches, schools, businesses/agencies for the police department's Drug/Violent Crime Initiative. At monthly meetings, officers and residents discuss updates and review latest crime statistics as well as continued plans to eliminate drugs, street crime, prostitution and illegal weapons in the Southside Neighborhood. Crime was down by 5% over past years. Residents were urged to continue calling police regarding issues on their streets.

The Southside Association sponsored a neighborhood yard sale to raise funds to apply for 501 C-3 status. A Breakfast was held October 24, 2009 at the Southside Recreation Center. The event was

scheduled as a kick-off for the area revitalization and Open House for new homes built by Unity Builders: 5 homes were complete and 6 under construction. Guest speaker Congressman Howard Coble attended as did several City Council members. Over one hundred and thirty nine residents attended.

During the Holidays, an awards reception was held to honor outstanding Association volunteers. The Association also helped build CNDD Christmas Float for the City's annual Community Christmas Parade. In February CDH Director McNair gave a presentation of the 2010-2011 Annual Plan and opened the floor for questions, discussion, and comments. Residents questioned the lighting in the area and the status of boarded-up homes.

Guilford County Cooperative Extension presented a film on Community Gardening to encourage consideration of a garden in Southside. The Association approved planning a Community Garden to begin in late summer or early fall 2010. Director of Home Ministries spoke with the group about placing a High Point Day Center on Ward Street. The Association voted against the Center because of excessive traffic it could initiate. Further, a Day Center was deemed detrimental to new home construction as well as slowing the demolition of boarded houses in preparation for revitalization of the area.

The Southside Youth Council provided a presentation concerning meetings and future activities for the upcoming months. Several Youth Council meetings will be held in Core City neighborhoods: Daniel Brooks, Southside, , Brentwood Crossing, and Macedonia. The Fairview Family Service of the Piedmont received a grant to assist the Southside Youth Council. Self esteem-building classes for middle/high school girls were scheduled for July 2010 and opened to the public.

Washington Street Neighborhood Association

The Washington Drive Neighborhood Association met monthly to discuss neighborhood concerns, drug activities, crime and homelessness. Other topics included government, grant funding, and obtaining non-profit status. The Association participated in a series of meetings with Washington Drive residents, City employees, and businesses to discuss the Core City Plan.

National Night Out activities were discussed and an event committee assigned for the numerous activities and donations. Target Stores sponsored the Washington Drive Association and recruited volunteers to assist with events on-site. National Night Out was a great success with an attendance of over three hundred residents and was highlighted by the High Point Enterprise as the best in High Point.

The Association discussed a neighborhood vision and mission statement and the goals for the year. Following are items they would like to see addressed in the Washington Drive Area:



- Revitalization of the entire Washington Street Neighborhood
- Increase of local businesses
- Decrease in crime and an increase of security
- Participation of past and present owners
- Community services for the elderly
- A children's park
- Youth center
- Conversation with the nearby Shelter concerning loitering on the corner of Washington Street and Centennial

High Point's Police Chief was the guest of the December 2009 meeting. The Chief addressed excessive drug traffic, crime and substandard housing. The Washington Drive Initiative was officially announced and meetings began in January 2010. The High Point Police Department, High Point Community Against Violence (HPCAV), and the Washington Drive Neighborhood Association invited area residents to attend a Street Level Drug Initiative meeting. Information meetings were held on January 5, 2010 and January 12 at 6:30 PM at 215 Fourth Street.

The Violent Crimes Task Force held the Washington Street Initiative Call-In on February 9, 2010 for 8 individuals targeted by police for special law enforcement attention and/or assistance from HPCAV. Approximately 20 people from the neighborhood attended the Call-in to show community support for the Initiative.

Association by-laws were discussed in March and April. A committee was formed and met periodically to compose by-laws agreeable to the Association. The group agreed to review the By-Laws again, make necessary changes and vote on them in July 2010. A local business person purchased property with great potential to begin revitalization, proposing to convert an old restaurant into office space for the City Project Office and an art display area among other things. The Washington Drive has officially been changed to Washington Street and the Association is now Washington Street Neighborhood Association.

M. Weed and Seed Program

The High Point Weed and Seed Program continued to work toward crime reduction and neighborhood organization within the core-city target areas. Neighborhoods within the core-city areas are organizing their associations, which are in turn working to stabilize their communities. The Weed and Seed Steering Committee continued to make decisions, develop policies, and guide the implementation of the site strategy to establish a healthy and stable crime-free community. The Weed and Seed Steering Committee continued to collaborate with law enforcement, social service agencies, community-based organizations, churches and local businesses to empower and sustain positive change in the Weed and Seed core areas. Sub-committees worked in the areas of youth, marketing, sustainability, governmental issues, crime reduction, and awareness. Several agencies and Weed and Seed Safe Site provided an array of services to residents in the target areas this year. Agencies and Weed and Seed Sites funded this past year include:

Wing's Computer Solutions - \$9,360.00

Conducted beginning and advance computer classes and software training. Class subjects included: Introduction to the Internet (covers several Internet-related skills, including typing in web page addresses, conducting searches on the Internet, and printing), Introduction to Computers (covers very basic computing skills, including computer vocabulary, identifying items on your computer, using a mouse and keyboard, basic and advance word processing, and Internet skills), Introduction to Microsoft Office Applications (introductions to MS Word, Excel, PowerPoint, Access, and Publisher and other new classes.

Capacity Building/Leadership Training for ECC Residents-\$6,000

Conducted Capacity Building and Leadership Training, for neighborhood residents in the Weed and Seed target areas. The Community capacity building activities included:

- Community leaders received monthly training on getting neighborhoods organized;
- Built skill sets and learned how to gain access to government services or community resources;
- Citizen involvement and leveraging resources to help Core-City neighborhoods help themselves.
- Technical assistance to sub-recipients and neighborhood groups.
- Government 101

YWCA Art Academy - \$7,850.00

The YWCA overall goal is to provide an Arts Academy which will consist of hiring local artists, dance and music instructors to explore 8 weeks of each discipline for a total of 6 months. The Arts Academy will serve 30 youth and will utilize instructors to encourage kids to create, to learn and to explore the various arts and cultures. The Participants will be school age youth and they will be given the opportunity to experience other cultures first hand through the art, music and dance they create, learn and explore in relations to history and culture. Each week, students will “visit “a different culture enabling them to better understand and appreciate the world around them.

Macedonia Baseball League - \$10,000

The Macedonia Baseball League offered High Point residents an affordable youth sports program. The funds were used to purchase uniforms and equipment and to pay the umpire fees for the season.

High Point Police Department's Midnight Basketball Program-\$5,875.00

The High Point Police Department's Midnight Basketball Program expanded to 3 weeks for youth ages 13-18 this past year. Participants were recommended by School Resource Officers, City Parks & Recreation personnel and area residents. The number of participants increased this year to over 200 youth and an additional site was utilized in the Southside neighborhood for the Midnight Basketball program.

Police Youth Academy - \$5,350.00

The Police Youth Academy conducted a 2-week program targeting 25-30 rising 7th, 8th and 9th graders in High Point. The Youth were recommended by parents, school officials and SROs and are generally those at serious risk of criminal justice system involvement. A nutritious breakfast, lunch and afternoon snack were provided. Youth participated in a mock trial at the courthouse and ropes challenge course, among other activities. The curriculum included character education, crime prevention, life-building skills, behavior modification, anger management, and a moderately rigorous physical education component at no cost to participants.

Youth Development Initiative - \$7,636.00

The overall goal of the Youth Development Initiative is to serve as a catalyst for engaging youth in the core city area with opportunities and experiences that will enable and empower them to make positive choices for themselves and informed decisions about issues and concerns affecting them and other youth in their communities.

High Point Youth Weed & Seed Youth Leadership Council Activities

Meetings – Eleven meetings were held and included our regular meeting which consisted of a business session, an educational program and a social activity and planning meeting for the youth council events.

1. **Trainings & Meeting Educational Programs**– During this period, the youth were provided training in or on the following topics (1) officer's responsibilities (2) membership training, (3) conducting and participating in meetings, (4) parliamentary procedure – part 2 (this was conducted by the Council parliamentarian), planning community programs and events, and researching issues.



As a result of this training, the youth developed a protocol for council members' expectations in meetings; a procedure for electing officers; planned 4 community events based on developing positive youth behavior. Educational programs included a Black History Month program on the contributions of black leaders on a national scope and young black leaders contribution to the civil rights movements with emphasis on the "Greensboro Four." This resulted further study of traits of young leaders and an educational tour to the museum in Greensboro in the Woolworth building where the "Greensboro Four" began student involvement in the Civil Rights movement. Other educational programs included a school drop-out initiative and making presentations.

2. Community Involvement/Weed & Seed Activities Involvement –

- Youth Council Officers were installed during a special an installation program; the Weed & Seed Steering Committee, Neighborhood Associations, parents and other city officials and special guests were invited. The officers were officially installed by the President of the Weed & Seed Steering Committee with a reception following.
- Youth assisted Weed & Seed Program staff in April with the CD activities at Washington Terrace. This year, the youth specifically worked with activities for young children, assisted in food service and served as “gofers” for the staff. In addition, the youth set up two exhibits to illustrate youth council activities and involvement in the school drop-out initiative.
- A major accomplishment this year was planning and implementation of a series of neighborhoods events. Using skills learned in the program planning educational program, the youth planned the events for four Weed & Seed neighborhoods: Southside, Burns Hills, Daniel Brooks, and Brentwood Crossing. The goal of the workshops was to engage more neighborhood youth ages of 12–18 to understand the 6 major types of negative behavior which impacts youth development, and develop tools to prevent and/or avoid negative behaviors.

3. College Student Involvement- Three youth were high school students at the time of their initial involvement and though now in college, they continue actively involved with the Council. They are doing extremely well in school--- one youth made the Dean’s list and the others are B/C students. As they age out, they are committed to continuing with the council as “Youth Advisors.”

4. Parent /Adult Involvement – Parents continue active involvement with Youth Council activities. At least one parent is present at each Council Meeting and several parents have attended Weed & Seed activities in which their children are involved. During the holidays, the youth held a Holiday Event for parents, Weed & Seed Steering Committee Members and other adults in which they reported their activities and leadership skills developed and lessons learned.

5. Neighborhood Youth Leadership Councils – The goal for organizing youth councils in each Weed & Seed program communities has not been as successful as was hoped. To date there are successful Youth Councils in Southside, Burns Hill, and Brentwood Communities; however, youth from Five Points and Daniel Brooks Housing Community are active on the Youth Council board.

Weed and Seed Volunteer Income Assistance Program (VITA)

The High Point Weed and Seed program continued to offer free tax preparation to low-to moderate-income individuals during the tax season. The VITA Centers were open seven days a week to provide tax service free of charge to residents of High Point and surrounding areas. The VITA program offered free tax help to people that could not afford professional assistance. The VITA volunteers prepared over 360 basic tax returns for taxpayers with special needs, including persons with disabilities, those with a low to limited income, non-English speaking persons and elderly taxpayers.

The VITA program resulted in helping families who Average Adjusted Gross Income was \$14,329 with the following tax credits: \$183,006 with the Earned Income Credit (EITC), \$60,939 with the Child Tax Credit (CTC), \$1,753 with the Education Tax Credit and \$63 with the Elderly Credit. The total federal refund to taxpayers was \$459,226 and total state refund to taxpayers was \$70,230 with over 360 residents filling taxes through the VITA program.



Weed and Seed Safe Sites

The Weed and Seed Safe Sites continued to provide activities and programs for adults and youth throughout the Weed and Seed target areas. The Safe Sites met monthly to discuss ongoing activities at each site and inform other sites of future programs and activities. Safe Sites are listed below with a brief description of activities conducted this year:

Macedonia Family Resource Center

- 17 males and 12 females participated in the mentoring program
- 10 residents participated in The Work First Program
- 25 women participated in the Macedonia Moms Program
- Community Garden
- 45 people visited the Macedonia Food Pantry
- free computer classes were provided to residents
- 30 residents participated in GED classes
- Macedonia Baseball League provided a league for over 100 low income youth.
- Volunteer Income Tax Assistance (VITA) Site provided tax assistance for over 50 residents

New Gate Apartments

- Adult Bingo
- Housekeeping classes
- Monthly building captain meetings
- Neighborhood Watch meetings
- free computer classes for over 25 residents
- After school program for 23 youth
- Free adult bowling for senior residents
- Senior Grocery Day/Senior Activity Day

West End Community Center

- Volunteer Income Tax Assistance (VITA) Site provided tax assistance for over 50 residents.
- Provides area senior citizens with recreational activities and local trips.
- Community thrift store that provides affordable clothing for residents
- Kid's Cafe' for more than 75 area youth
- Monthly bingo and games night for residents
- Lifestyle skills classes for over 125 residents

Ambassador Court Apartments

- Free computer/internet access for residents
- Money management classes for residents
- Working on increasing occupancy in all buildings

Washington Terrace Park

- Hosted Community Development Week/Off the Streets event for over 300 High Point residents
- Knitting classes for senior residents
- Provides Self Awareness classes for residents
- Provides water aerobics classes and swim classes for youth/adults.
- Provides structured youth and adult recreational activities for residents

Brentwood Crossing Apartments

- GED classes for residents
- Boys and girls programs
- Maternity classes for expecting mothers
- Women's self-defense Classes

Morehead Recreation Center

- Provides After School Program for area youth
- Mid-Night Basketball Program that assisted over 150 area youth
- Conducted recreational leagues for youth and adults
- AHOY (Adding Health to Our Years) Exercise program for adults
- Starlight Teen Dance program
- Walker's Club to encourage senior citizens to come out and walk laps in an air conditioned gym.

Fairview Resource Center

- GED classes offered to residents
- Parenting Classes for residents throughout the year
- Held 20 parenting classes titled the Incredible Years
- Served over 500 residents in the Fairview Resource Center

Neighborhood Leaders Council

The Neighborhood Leaders Council (NLC) meets once a month at the Community & Neighborhood Development Center to discuss upcoming events, neighborhood concerns, crime and drugs. The first meeting's guest speaker was the Director of Community Development & Housing Department who shared information about the Neighborhood Stabilization Program and the Lead Project and how the two work in tandem. National Night Out activities were also discussed.

A Lead Safe High Point presentation was held, explaining the dangers of lead paint and how young children are affected. Literature concerning lead base paint hazards was distributed. Integrating ex-offenders back into neighborhoods was a topic of discussion with special guests from High Pont Citizen Against Violence, Project Re-Entry and Guilford County Child Support Services. Speakers discussed the opposition ex-offenders face on their return and strategies to assist them.

Other topics covered included:

- The Second CHANCE program
- GTCC GED classes held at the Community & Neighborhood Development Center.

- Community Resource Network whose purpose is to eliminate hunger, homelessness, provide financial assistance to those facing eviction and the loss of public utility service
- National Community Development Week which began April 5-10, 2010 and was held at the Washington Terrace Park
- National Night Out, the first Tuesday of August
- Government 101 classes
- Human Relations/Fair Housing Rights.

N. Project Reentry

The Weed and Seed Ex-Offender Program provided resource services to people with criminal backgrounds living in the Weed and Seed target areas. This program provided vital resources to notified offenders from the High Point Police Department's Violent Crimes Call-In, and Re-entry-specific service those recently released from jail or prison. Project Re-entry offers classes inside prisons for those within 18 months of release, preparing them for "the outside" with classes, GED, and access to resources they'll need when they get home. Some of the resource services provided to ex-offenders include but not limited to:

- Referrals to employment opportunities
- Referrals to housing opportunities
- Provision of a community resource book listing area service agencies
- Provision of on-site mentoring
- Free adult-illiteracy classes
- Free basic and advance computer classes
- Bus ticket assistance
- Forklift Training (10 completed this class)
- Culinary Arts Training (3 completed these courses)
- GED Classes (averaged 15-25 students)

VIII. Appendix

Announcement

Public Comment Period
For the CDBG and HOME Program
Consolidated Annual Performance and Evaluation Report (CAPER) for
Fiscal Year July 1, 2009 – June 30, 2010

The City of High Point announces a fifteen-day public comment period to review the draft Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME programs. The purpose of the CAPER is to allow the public an opportunity to review and comment on progress, achievements and expenditures of the federal CDBG and HOME programs in the City of High Point.

To encourage public input in this review process, the CAPER will be made available for public review from September 7– September 21, 2010. After the review period, the CAPER will be finalized and submitted to HUD on or about September 28, 2009. Copies of the draft CAPER will be available for review and comment at the following locations:

High Point City Hall, 211 S. Hamilton Street, Room 312
High Point Public Library, 901 N. Main Street, 2nd Floor Research Services
Parks & Recreation Dept., 136 Northpoint Avenue
Community & Neighborhood Center, 201 Fourth Street
Fairview Resource Center, 401 Taylor Avenue
Washington Terrace Community Center, 108 Gordon Street
Macedonia Family Resource Center, 401 Lake Avenue
Morehead Recreation Center, 101 Price Avenue
High Point Housing Authority, 500 East Russell
West End Community Center, 901 English Road
ARK of Safety Daycare, 1411 Montlieu Avenue
Carl Chavis YMCA, 2357 Granville Street

Any citizen who has a question about or comment on any information in the CAPER may attach their comments to the draft report at these public access sites, or may submit written comments to the Community Development and Housing Department, PO Box 230, High Point, NC, 27261, or email beth.workman@highpointnc.gov. For more information, call Beth Workman at (336) 883-3351.

Only one comment was received:

**COMMENT SHEET
2009 – 2010 CAPER
Community Development & Housing**

1. Attempts to increase the stability, revitalization, and quality of life in core city neighborhoods has been greatly impacted by the Neighborhood Leadership Council. Neighborhood Association Leaders benefit from the support, experience, and knowledge of the group.
2. I applaud the efforts of the CDHD team. They continue to create and implement activities that encourage citizen involvement, and ultimately improve the quality of life for
3. High Point citizens.

Angela Wilson Newsome
Five Points Comm. Pride

4.

5.

Checklist/Table of Contents

General Requirements

<u>X</u>	Evidence of public notice for CAPER review.....	74
<u>X</u>	Assessment of progress toward five-year goals.....	10
<u>X</u>	Assessment of progress toward one-year goals.....	10
<u>X</u>	Impediments to Fair Housing and Actions to overcome them.....	13
<u>X</u>	Affordable housing actions for extremely low, low/moderate income renters/owners	
	• Actions taken & accomplished to meet worst case needs.....	18-26
	• Actions and accomplishments to serve people with disabilities.....	58
	• Number of Section 215 housing opportunities created.....	N/A
<u>X</u>	Continuum of care progress to help homeless people	
	• Actions to meet supportive housing needs include HIV/AIDS.....	N/A
	• Actions to plan and/or implement continuum of care.....	34,58
	• Actions to prevent homelessness.....	34
	• Actions to address emergency shelter needs.....	34, 58
	• Actions to develop transitional housing.....	34,58
<u>X</u>	Actions and accomplishments to	
	• Meet underserved needs.....	18-27
	• Foster and maintain affordable housing.....	18-27
	• Eliminate barriers to affordable housing.....	18-27
	• Facilitate PHA participation/role.....	17
	• Reduce lead-based paint hazards.....	28
	• Reduce poverty.....	24
	• Ensure compliance with program/planning requirements.....	15
<u>X</u>	Leveraging of public and private funds.....	6
<u>X</u>	Summary of citizen comments.....	74
<u>X</u>	Analysis of successes and failures and actions taken to improve programs.....	7

CDBG

<u>X</u>	Relationship of expenditures to priority needs.....	7
<u>X</u>	Low/moderate income benefit.....	7
<u>X</u>	Amendments and other changes to programs.....	N/A
	Completion of planned actions to:	
	• Pursue all resources identified in Plan.....	7
	• Certify consistency for local applicants for HUD funds.....	39
	• Support Consolidated Plan goals.....	7
N/A	National Objective failures, if any	
<u>X</u>	Actions taken to avoid displacement.....	36
<u>X</u>	Compliance with URA.....	17
N/A	If jobs were filled with over-income people	
	• What was done to give low/moderate income first priority	
	• List job titles created/retained and those made available to low/moderate income persons	
	• Describe training for low/moderate income persons	
<u>X</u>	Rehabilitation accomplishments and costs.....	78
	• CDBG expenditures for rehabilitation.....	78
	• Other funds invested.....	78
	• Delivery costs.....	78
<u>X</u>	Neighborhood Revitalization Strategy area, if any.....	30
	• Progress against established benchmarks.....	7

Financial Information**Rehabilitation Delivery Costs
FY 09-10**

Activity Delivery Cost	406,039.47
Production - units completed	194,928.00
TOTAL	<u>\$600,967.47</u>

	<u>CDBG-R</u>	<u>HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
Units Completed	25	1	-0-	26
Cost of Units Completed	194,928.00	30,318.45	-0-	\$ 225,246.45
HOME - Program Income	40,463.13			41,463.13
HOME - PJ Program Income	121,038.21			121,038.21

LOAN BREAKDOWN

<u>Loan Type</u>	<u># of Loans</u>	<u>Loan Balance</u>
Housing Rehab	51	827,238.00
Housing Rehab - Home	30	1,051,430.00
Purchase Rehab	23	174,047.00
Emergency Repair	80	177,710.00
First-Time Homebuyer	389	1,485,873.00
Rental Rehab	31	808,460.00
Economic Development	5	21,404.00
TOTAL		<u>\$ 4,546,162.00</u>